



Lakewood Ranch Stewardship District

June 2026 O&M and BRU Financial Package

June 30, 2026

PFM Management Services LLC

3501 Quadrangle Blvd. Suite 270

Orlando, FL 32817

407-723-5900



Lakewood Ranch Stewardship District
Summary Income Statement
June 2026

Revenues						
	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Administrative	\$ 7,270.56	\$ 143,184.41	\$ (135,913.85)	\$ 277,024.23	\$ 1,145,475.28	\$ (868,451.05)
East Sector	\$ 22,982.05	\$ 207,305.98	\$ (184,323.93)	\$ 2,610,438.96	\$ 1,865,753.82	\$ 744,685.14
Northeast Sector	\$ 35,971.90	\$ 323,096.01	\$ (287,124.11)	\$ 4,087,487.00	\$ 2,907,864.09	\$ 1,179,622.91
Northwest Sector	\$ 30,975.80	\$ 314,407.23	\$ (283,431.43)	\$ 3,518,417.72	\$ 2,829,665.07	\$ 688,752.65
SRQ	\$ 6,590.11	\$ 193,255.69	\$ (186,665.58)	\$ 2,321,686.84	\$ 1,739,301.21	\$ 582,385.63
Southeast	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Taylor	\$ 9,992.19	\$ 95,174.92	\$ (85,182.73)	\$ 1,134,973.44	\$ 856,574.28	\$ 278,399.16
Total Revenue	\$ 113,782.61	\$ 1,276,424.24	\$ (1,162,641.63)	\$ 13,950,028.19	\$ 11,344,633.75	\$ 2,605,394.44
Expenses						
	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Administrative	\$ 285,415.48	\$ 606,417.45	\$ (321,001.97)	\$ 6,519,086.26	\$ 5,457,757.05	\$ 1,061,329.21
East Sector	\$ 115,117.36	\$ 137,109.27	\$ (21,991.91)	\$ 1,188,375.42	\$ 1,233,983.43	\$ (45,608.01)
Northeast Sector	\$ 153,543.93	\$ 145,249.36	\$ 8,294.57	\$ 1,157,135.72	\$ 1,307,244.24	\$ (150,108.52)
Northwest Sector	\$ 134,006.66	\$ 170,771.58	\$ (36,764.92)	\$ 1,457,367.72	\$ 1,536,944.22	\$ (79,576.50)
SRQ	\$ 140,779.42	\$ 147,917.01	\$ (7,137.59)	\$ 1,113,230.04	\$ 1,331,253.09	\$ (218,023.05)
Southeast	\$ -	\$ 9,833.35	\$ (9,833.35)	\$ 1,180.09	\$ 78,666.80	\$ (77,486.71)
Taylor	\$ 36,765.76	\$ 59,126.23	\$ (22,360.47)	\$ 482,944.98	\$ 532,136.07	\$ (49,191.09)
Total Expenses	\$ 865,628.61	\$ 1,276,424.25	\$ (410,795.64)	\$ 11,919,320.23	\$ 11,477,984.90	\$ 441,335.33
Income (Loss)	\$ (751,846.00)	\$ (0.01)	\$ (1,573,437.27)	\$ 2,030,707.96	\$ (133,351.15)	\$ 3,046,729.77



Lakewood Ranch Stewardship District
Statement of Financial Position
As of 6/30/2026

	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	\$98,649.21	\$326,318.57	(\$227,669.36)			
Northern Trust-Money Market	2,548,711.73	3,280,582.70	(731,870.97)			
Reserve Account	1,934,108.34	1,934,100.13	8.21			
Prepaid Expense	37,301.90	37,301.90	0.00			
Due from BRU	30.00	0.00	30.00			
BRU Operating Account				\$650,888.71	\$689,623.71	(\$38,735.00)
BRU Revenue Account				413,681.79	243,446.27	170,235.52
Accounts Receivable				1,106,241.57	1,163,934.37	(57,692.80)
Due from Other Fund				25,070.82	25,070.82	0.00
Total Current Assets	<u>\$4,618,801.18</u>	<u>\$5,578,303.30</u>	<u>(\$959,502.12)</u>	<u>\$2,195,882.89</u>	<u>\$2,122,075.17</u>	<u>\$73,807.72</u>
Total Assets	<u><u>\$4,618,801.18</u></u>	<u><u>\$5,578,303.30</u></u>	<u><u>(\$959,502.12)</u></u>	<u><u>\$2,195,882.89</u></u>	<u><u>\$2,122,075.17</u></u>	<u><u>\$73,807.72</u></u>
<u>Liabilities and Net Assets</u>						
<u>Current Liabilities</u>						
Accounts Payable	\$19,646.13	\$227,318.06	(\$207,671.93)			
Payroll Tax Liability	46.10	38.50	7.60			
Healthcare Liability	0.00	0.00	0.00			
Reserve Liability	1,934,108.34	1,934,100.13	8.21			
Due to BRU	25,070.82	25,070.82	0.00			
Refundable Security Deposit	1,500.00	1,500.00	0.00			
Accounts Payable				\$30,595.35	\$65,929.37	(\$35,334.02)
Due to General Fund				30.00	0.00	30.00
Total Current Liabilities	<u>\$1,980,371.39</u>	<u>\$2,188,027.51</u>	<u>(\$207,656.12)</u>	<u>\$30,625.35</u>	<u>\$65,929.37</u>	<u>(\$35,304.02)</u>
Total Liabilities	<u><u>\$1,980,371.39</u></u>	<u><u>\$2,188,027.51</u></u>	<u><u>(\$207,656.12)</u></u>	<u><u>\$30,625.35</u></u>	<u><u>\$65,929.37</u></u>	<u><u>(\$35,304.02)</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	2,030,707.96	2,782,553.96	(751,846.00)	706,579.93	597,468.19	109,111.74
Total Net Assets	<u><u>\$2,638,429.79</u></u>	<u><u>\$3,390,275.79</u></u>	<u><u>(\$751,846.00)</u></u>	<u><u>\$2,165,257.54</u></u>	<u><u>\$2,056,145.80</u></u>	<u><u>\$109,111.74</u></u>
Total Liabilities and Net Assets	<u><u>\$4,618,801.18</u></u>	<u><u>\$5,578,303.30</u></u>	<u><u>(\$959,502.12)</u></u>	<u><u>\$2,195,882.89</u></u>	<u><u>\$2,122,075.17</u></u>	<u><u>\$73,807.72</u></u>



Lakewood Ranch Stewardship District
Income Statement
For the period of 6/1/2026 Through 6/30/2026

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	\$774,324.72	\$(774,324.72)	\$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	18,585.00	(18,585.00)	24,780	0%
Rental Income	3,776.31	0.00	3,776.31	11,328.13	0.00	11,328.13	0	0%
Park Revenue	357.01	83.33	273.68	9,479.42	749.97	8,729.45	1,000	948%
Carry Forward Revenue	0.00	49,166.67	(49,166.67)	0.00	442,500.03	(442,500.03)	590,000	0%
Transfer from Reserve	0.00	5,000.00	(5,000.00)	0.00	45,000.00	(45,000.00)	60,000	0%
Net Revenues	\$4,133.32	\$142,351.08	\$(138,217.76)	\$154,970.32	\$1,281,159.72	\$(1,126,189.40)	\$1,708,212.96	9%
General & Administrative Expenses								
Hardscapes - GM	\$359.63	\$0.00	\$(359.63)	\$677.89	\$0.00	\$(677.89)	\$0	0%
Maintenance Management	15,000.00	15,000.00	0.00	135,000.00	135,000.00	0.00	180,000	75%
Uniforms	0.00	416.67	416.67	3,988.26	3,750.03	(238.23)	5,000	80%
Job Materials	284.34	666.67	382.33	2,274.72	6,000.03	3,725.31	8,000	28%
Phone/Radio	0.00	666.67	666.67	3,049.91	6,000.03	2,950.12	8,000	38%
Office Supplies	0.00	250.00	250.00	275.85	2,250.00	1,974.15	3,000	9%
Fuel Only	2,037.93	1,666.67	(371.26)	15,840.27	15,000.03	(840.24)	20,000	79%
Equipment	248.40	833.33	584.93	138,131.53	7,499.97	(130,631.56)	10,000	1381%
Tools/Machinery	0.00	4,166.67	4,166.67	4,579.36	37,500.03	32,920.67	50,000	9%
Supplies	9,497.53	6,666.67	(2,830.86)	72,554.14	60,000.03	(12,554.11)	80,000	91%
Employment Advertising	0.00	0.00	0.00	329.40	0.00	(329.40)	0	0%
Miscellaneous Maintenance	10,647.85	3,333.33	(7,314.52)	30,396.22	29,999.97	(396.25)	40,000	76%
Maintenance Yard	0.00	416.67	416.67	0.00	3,750.03	3,750.03	5,000	0%
Vehicle R&M	1,169.42	500.00	(669.42)	21,626.11	4,500.00	(17,126.11)	6,000	360%
Vehicle	0.00	5,000.00	5,000.00	54,679.00	45,000.00	(9,679.00)	60,000	91%
Community Services P&A Admin Fee	0.00	35,415.00	35,415.00	424,980.00	318,735.00	(106,245.00)	424,980	100%
Waste Management	0.00	416.67	416.67	0.00	3,750.03	3,750.03	5,000	0%
Bob Gardner Park	22,815.77	30,000.00	7,184.23	345,260.28	270,000.00	(75,260.28)	360,000	96%
James L. Patton Park	5,390.57	10,833.33	5,442.76	120,794.06	97,499.97	(23,294.09)	130,000	93%
Roger Hill Park	6,739.37	5,000.00	(1,739.37)	200,891.51	45,000.00	(155,891.51)	60,000	335%
Silver Falls Park	1,298.08	2,500.00	1,201.92	9,858.32	22,500.00	12,641.68	30,000	33%
Waterside Place Park	21,576.23	19,166.67	(2,409.56)	330,225.66	172,500.03	(157,725.63)	230,000	144%
Town Hall North	9,636.11	8,166.67	(1,469.44)	53,776.24	73,500.03	19,723.79	98,000	55%
Passive Parks (117th)	558.33	1,250.00	691.67	4,258.33	11,250.00	6,991.67	15,000	28%
University LWR Entrance	10,806.19	12,500.00	1,693.81	145,215.00	112,500.00	(32,715.00)	150,000	97%
Trails (Harmony & Curlew)	2,730.00	4,166.67	1,436.67	42,990.00	37,500.03	(5,489.97)	50,000	86%
Tunnel Park	0.00	2,083.33	2,083.33	75,927.00	18,749.97	(57,177.03)	25,000	304%
CDD Allocation-Univ. Pkwy & Lorraine Row	0.00	2,083.33	2,083.33	22,352.00	18,749.97	(3,602.03)	25,000	89%
GIS Implementation & Maintenance	15,920.41	29,166.67	13,246.26	208,487.84	262,500.03	54,012.19	350,000	60%
LRSD Headquarters Purchase&Debt Service	0.00	65,833.33	65,833.33	803,583.35	592,499.97	(211,083.38)	790,000	102%
Insurance	0.00	7,083.33	7,083.33	72,368.00	63,749.97	(8,618.03)	85,000	85%
Supervisor Fees	600.00	1,000.00	400.00	3,800.00	9,000.00	5,200.00	12,000	32%
Meeting Advertising	247.19	921.67	674.48	4,609.52	8,295.03	3,685.51	11,060	42%
Engineering	0.00	11,666.67	11,666.67	295,490.97	105,000.03	(190,490.94)	140,000	211%
Bond Agent Fees	0.00	11,000.00	11,000.00	98,005.00	99,000.00	995.00	132,000	74%
Arbitrage Report	0.00	2,687.50	2,687.50	0.00	24,187.50	24,187.50	32,250	0%
Legal Fees	19,360.57	10,416.67	(8,943.90)	73,765.35	93,750.03	19,984.68	125,000	59%
Accounting	9,133.33	10,000.00	866.67	81,691.96	90,000.00	8,308.04	120,000	68%
Lien Book and Tax Roll	0.00	29,500.00	29,500.00	385,000.00	265,500.00	(119,500.00)	354,000	109%
Annual Audit	0.00	2,500.00	2,500.00	21,945.00	22,500.00	555.00	30,000	73%
Trustee	0.00	13,000.00	13,000.00	167,299.79	117,000.00	(50,299.79)	156,000	107%
Manager	7,500.00	16,666.67	9,166.67	67,500.00	150,000.03	82,500.03	200,000	34%
Postage	88.89	125.00	36.11	816.82	1,125.00	308.18	1,500	54%
Office Supplies	0.00	125.00	125.00	0.00	1,125.00	1,125.00	1,500	0%
Other Current Charges	372.98	416.67	43.69	1,119.46	3,750.03	2,630.57	5,000	22%
Dues, Licenses, Subscriptions	13,971.62	5,000.00	(8,971.62)	32,295.91	45,000.00	12,704.09	60,000	54%
Payroll & Payroll Tax Expense	88,148.52	130,784.25	42,635.73	870,251.67	1,177,058.25	306,806.58	1,569,411	55%
Cell Phone Expense	110.80	83.33	(27.47)	1,024.90	749.97	(274.93)	1,000	102%
Healthcare Expense	7,712.04	0.00	(7,712.04)	72,929.80	0.00	(72,929.80)	0	0%
457B Match Expense	444.34	0.00	(444.34)	3,157.67	0.00	(3,157.67)	0	0%
Defined Employee Contribution Plan	0.00	3,166.67	3,166.67	1,000.00	28,500.03	27,500.03	38,000	3%
Roth Match Expense	1,000.83	0.00	(1,000.83)	7,666.53	0.00	(7,666.53)	0	0%
Reserves	8.21	82,109.00	82,100.79	985,345.66	738,981.00	(246,364.66)	985,308	100%
Total General & Administrative Expenses	\$285,415.48	\$606,417.45	\$321,001.97	\$6,519,086.26	\$5,457,757.05	\$(1,061,329.21)	\$7,277,009	90%



Lakewood Ranch Stewardship District
Income Statement
For the period of 6/1/2026 Through 6/30/2026

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

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
Total Expenses	<u>\$285,415.48</u>	<u>\$606,417.45</u>	<u>\$321,001.97</u>	<u>\$6,519,086.26</u>	<u>\$5,457,757.05</u>	<u>\$(1,061,329.21)</u>		
Income (Loss) from Operations	<u>\$(281,282.16)</u>	<u>\$(464,066.37)</u>	<u>\$182,784.21</u>	<u>\$(6,364,115.94)</u>	<u>\$(4,176,597.33)</u>	<u>\$(2,187,518.61)</u>		
Other Income (Expense)								
Interest Income	<u>\$3,137.24</u>	<u>\$833.33</u>	<u>\$2,303.91</u>	<u>\$122,053.91</u>	<u>\$7,499.97</u>	<u>\$114,553.94</u>	<u>\$10,000</u>	<u>1221%</u>
Total Other Income (Expense)	<u>\$3,137.24</u>	<u>\$833.33</u>	<u>\$2,303.91</u>	<u>\$122,053.91</u>	<u>\$7,499.97</u>	<u>\$114,553.94</u>	<u>\$10,000</u>	<u>1221%</u>
Net Income (Loss)	<u><u>\$(278,144.92)</u></u>	<u><u>\$(463,233.04)</u></u>	<u><u>\$185,088.12</u></u>	<u><u>\$(6,242,062.03)</u></u>	<u><u>\$(4,169,097.36)</u></u>	<u><u>\$(2,072,964.67)</u></u>		



Lakewood Ranch Stewardship District
Income Statement
For the period of 6/1/2026 Through 6/30/2026
Fund: (400) BRU Fund

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Revenue	\$745,958.62	\$695,221.83	\$50,736.79	\$7,035,160.51	\$6,256,996.47	\$778,164.04	\$8,342,662	84%
Net Revenues	\$745,958.62	\$695,221.83	\$50,736.79	\$7,035,160.51	\$6,256,996.47	\$778,164.04	\$8,342,662	84%
General & Administrative Expenses								
Transfer to Debt Service/Construct. Fund	\$233,415.90	\$315,856.67	\$82,440.77	\$2,183,262.36	\$2,842,710.03	\$659,447.67	\$3,790,280	58%
FPL	43,426.61	41,666.67	(1,759.94)	337,918.63	375,000.03	37,081.40	500,000	68%
Peace River Utilities	39,741.76	41,666.67	1,924.91	310,223.01	375,000.03	64,777.02	500,000	62%
City of Sarasota Utilities	72,277.00	42,250.00	(30,027.00)	553,836.18	380,250.00	(173,586.18)	507,000	109%
City of Bradenton Utilities	41,848.00	39,000.00	(2,848.00)	362,570.80	351,000.00	(11,570.80)	468,000	77%
MCUD	115.82	2,500.00	2,384.18	19,094.78	22,500.00	3,405.22	30,000	64%
Maintenance Mgmt - Stewardship O&M	0.00	3,000.00	3,000.00	0.00	27,000.00	27,000.00	36,000	0%
Maintenance Management	0.00	12,500.00	12,500.00	0.00	112,500.00	112,500.00	150,000	0%
Uniforms	0.00	67.42	67.42	4,189.30	606.78	(3,582.52)	809	518%
Job Materials	0.00	0.00	0.00	107.94	0.00	(107.94)	-	0%
Phone/Radio	0.00	435.58	435.58	2,598.22	3,920.22	1,322.00	5,227	50%
Office Supplies	39.94	92.25	52.31	339.43	830.25	490.82	1,107	31%
Fuel Only	2,488.47	959.42	(1,529.05)	14,918.43	8,634.78	(6,283.65)	11,513	130%
Equipment Repairs (Pumps)	74,241.52	48,902.67	(25,338.85)	528,922.43	440,124.03	(88,798.40)	586,832	90%
Tools/Machinery	0.00	1,325.25	1,325.25	10,373.63	11,927.25	1,553.62	15,903	65%
Supplies	2,385.38	2,003.50	(381.88)	31,501.78	18,031.50	(13,470.28)	24,042	131%
Miscellaneous Maintenance	3,908.50	23,122.08	19,213.58	427,744.39	208,098.72	(219,645.67)	277,465	154%
Vehicle R&M	1,135.84	1,012.92	(122.92)	7,247.05	9,116.28	1,869.23	12,155	60%
New Customer Meter Connections & Install	7,230.00	842.75	(6,387.25)	55,162.62	7,584.75	(47,577.87)	10,113	545%
Customer Meter Replacement & Maintenance	5,560.00	747.92	(4,812.08)	54,829.26	6,731.28	(48,097.98)	8,975	611%
GIS Implementation & Maintenance	15,920.41	29,166.67	13,246.26	208,581.47	262,500.03	53,918.56	350,000	60%
Insurance	0.00	0.00	0.00	48,357.00	0.00	(48,357.00)	-	0%
Engineering & Consulting	15,330.53	30,636.58	15,306.05	343,400.22	275,729.22	(67,671.00)	367,639	93%
Legal Fees	4,208.00	233.00	(3,975.00)	13,370.50	2,097.00	(11,273.50)	2,796	478%
Accounting & HR Services	16,500.00	15,159.42	(1,340.58)	147,000.00	136,434.78	(10,565.22)	181,913	81%
Annual Audit	0.00	833.33	833.33	9,405.00	7,499.97	(1,905.03)	10,000	94%
Dues, Licenses, Subscriptions & Training	1,393.54	1,675.67	282.13	126,892.69	15,081.03	(111,811.66)	20,108	631%
Payroll & Payroll Tax Expense	52,065.27	36,760.08	(15,305.19)	492,084.53	330,840.72	(161,243.81)	441,121	112%
Cell Phone Expense	27.70	0.00	(27.70)	180.05	0.00	(180.05)	-	0%
Healthcare Expense	2,779.80	2,235.58	(544.22)	27,941.36	20,120.22	(7,821.14)	26,827	104%
457B Match Expense	736.89	0.00	(736.89)	5,827.52	0.00	(5,827.52)	-	0%
Defined Employee Contribution Plan	0.00	569.83	569.83	0.00	5,128.47	5,128.47	6,838	0%
Roth Match Expense	70.00	0.00	(70.00)	700.00	0.00	(700.00)	-	0%
Total General & Administrative Expenses	\$636,846.88	\$695,221.93	\$58,375.05	\$6,328,580.58	\$6,256,997.37	\$(71,583.21)	\$8,342,663	76%
Total Expenses	\$636,846.88	\$695,221.93	\$58,375.05	\$6,328,580.58	\$6,256,997.37	\$(71,583.21)		
Net Income (Loss)	\$109,111.74	\$(0.10)	\$109,111.84	\$706,579.93	\$(0.90)	\$706,580.83		



Lakewood Ranch Stewardship District
Income Statement
For the period of 6/1/2026 Through 6/30/2026

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	\$22,982.05	\$206,630.44	\$(183,648.39)	\$2,610,438.96	\$1,859,673.96	\$750,765.00	\$2,479,565	105%
Assessments (Unplatted Lots) - East	0.00	675.54	(675.54)	0.00	6,079.86	(6,079.86)	8,106	0%
Net Revenues	\$22,982.05	\$207,305.98	\$(184,323.93)	\$2,610,438.96	\$1,865,753.82	\$744,685.14	\$2,487,672	105%
General & Administrative Expenses								
University Pkwy Lorraine to Concession	\$11,843.00	\$12,496.00	\$653.00	\$121,186.00	\$112,464.00	\$(8,722.00)	\$149,952	81%
The Masters Ave;Lorraine to Players	16,000.00	16,480.00	480.00	144,000.00	148,320.00	4,320.00	197,760	73%
Lorraine Rd - East Side	6,000.00	10,300.00	4,300.00	88,930.36	92,700.00	3,769.64	123,600	72%
Bournside Blvd. from Masters to SR70	2,145.25	4,549.17	2,403.92	36,469.01	40,942.53	4,473.52	54,590	67%
Masters Ave fr. Players Dr to Bournside	12,382.67	9,788.08	(2,594.59)	86,190.67	88,092.72	1,902.05	117,457	73%
Bournside Blvd from Masters to Uni. Pwy	4,580.00	7,725.00	3,145.00	42,620.00	69,525.00	26,905.00	92,700	46%
Irrigation Repairs	2,490.53	5,416.67	2,926.14	100,258.21	48,750.03	(51,508.18)	65,000	154%
Plant replacement	6,057.50	8,750.00	2,692.50	43,111.70	78,750.00	35,638.30	105,000	41%
Mulching	0.00	5,000.00	5,000.00	13,530.00	45,000.00	31,470.00	60,000	23%
Tree Trimming	0.00	2,583.33	2,583.33	28,410.00	23,249.97	(5,160.03)	31,000	92%
Other Landscape Maint., NC, Contingency	8,683.35	6,666.67	(2,016.68)	23,628.35	60,000.03	36,371.68	80,000	30%
Irrigation - Monthly Meter Charge	788.82	766.00	(22.82)	6,310.56	6,894.00	583.44	9,192	69%
Irrigation - Utilization	18,804.68	26,666.67	7,861.99	273,264.55	240,000.03	(33,264.52)	320,000	85%
Lake Maint. (Outside Communities)	1,150.00	2,500.00	1,350.00	9,200.00	22,500.00	13,300.00	30,000	31%
Aquatic Plantings	0.00	833.33	833.33	1,700.00	7,499.97	5,799.97	10,000	17%
Conservation Areas Exotic Sps Maint.	0.00	6,666.67	6,666.67	77,395.00	60,000.03	(17,394.97)	80,000	97%
FPL	31.56	171.67	140.11	1,535.06	1,545.03	9.97	2,060	75%
Roads and Sidewalks	0.00	166.67	166.67	0.00	1,500.03	1,500.03	2,000	0%
Stormwater System & Drainage	24,160.00	2,500.00	(21,660.00)	77,123.68	22,500.00	(54,623.68)	30,000	257%
Storm Damage and Clean Up	0.00	2,500.00	2,500.00	0.00	22,500.00	22,500.00	30,000	0%
Sanitary Sewer	0.00	416.67	416.67	6,636.42	3,750.03	(2,886.39)	5,000	133%
Hardscapes	0.00	1,666.67	1,666.67	6,541.25	15,000.03	8,458.78	20,000	33%
Signs	0.00	2,083.33	2,083.33	0.00	18,749.97	18,749.97	25,000	0%
Miscellaneous Maintenance	0.00	416.67	416.67	334.60	3,750.03	3,415.43	5,000	7%
Total General & Administrative Expenses	\$115,117.36	\$137,109.27	\$21,991.91	\$1,188,375.42	\$1,233,983.43	\$45,608.01	\$1,645,311	75%
Total Expenses	\$115,117.36	\$137,109.27	\$21,991.91	\$1,188,375.42	\$1,233,983.43	\$45,608.01		
Net Income (Loss)	\$(92,135.31)	\$70,196.71	\$(162,332.02)	\$1,422,063.54	\$631,770.39	\$790,293.15		



Lakewood Ranch Stewardship District
Income Statement
For the period of 6/1/2026 Through 6/30/2026

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	\$35,971.90	\$322,119.28	\$(286,147.38)	\$4,085,904.45	\$2,899,073.52	\$1,186,830.93	\$3,865,431	106%
Assessments (Unplatted Lots) - Northeast	0.00	976.73	(976.73)	1,582.55	8,790.57	(7,208.02)	11,721	14%
Net Revenues	\$35,971.90	\$323,096.01	\$(287,124.11)	\$4,087,487.00	\$2,907,864.09	\$1,179,622.91	\$3,877,152	105%
General & Administrative Expenses								
Post Blvd & SR70 Intersection	\$2,062.00	\$2,916.67	\$854.67	\$18,558.00	\$26,250.03	\$7,692.03	\$35,000	53%
59th Ave-Lorraine to Post Blvb	500.00	516.67	16.67	4,500.00	4,650.03	150.03	6,200	73%
Uihlein Road	11,900.00	13,166.67	1,266.67	107,100.00	118,500.03	11,400.03	158,000	68%
Lorraine Corners	7,665.00	7,833.33	168.33	68,985.00	70,499.97	1,514.97	94,000	73%
Academic/Lighterwood Trail	3,860.00	3,750.00	(110.00)	34,740.00	33,750.00	(990.00)	45,000	77%
44th Ave from Lorraine to Bourneside	13,461.00	12,916.67	(544.33)	121,149.00	116,250.03	(4,898.97)	155,000	78%
Post Blvd. from 59th Ave to Rangeland	2,216.08	3,333.33	1,117.25	19,944.72	29,999.97	10,055.25	40,000	50%
Uihlein Rd.; 44th Ave. to SR64	0.00	4,166.67	4,166.67	0.00	37,500.03	37,500.03	50,000	0%
Rangeland Pkwy; Uihlein to Bourneside	4,125.00	10,000.00	5,875.00	37,125.00	90,000.00	52,875.00	120,000	31%
Bourneside Blvd; Rangeland to SR64	16,086.00	11,250.00	(4,836.00)	119,070.00	101,250.00	(17,820.00)	135,000	88%
Rangeland Pkwy; Lorraine to Uihlein	6,940.00	7,000.00	60.00	62,460.00	63,000.00	540.00	84,000	74%
Irrigation Repairs	31,226.32	4,166.67	(27,059.65)	119,074.84	37,500.03	(81,574.81)	50,000	238%
Plant Replacement	25,438.86	5,250.00	(20,188.86)	64,696.00	47,250.00	(17,446.00)	63,000	103%
Mulching	0.00	7,000.00	7,000.00	47,040.00	63,000.00	15,960.00	84,000	56%
Tree Trimming	0.00	4,200.00	4,200.00	50,300.00	37,800.00	(12,500.00)	50,400	100%
Other Landscape Maint., NC, Contingency	285.00	6,916.67	6,631.67	30,013.50	62,250.03	32,236.53	83,000	36%
Irrigation - Monthly Meter Charge	788.82	766.00	(22.82)	6,310.56	6,894.00	583.44	9,192	69%
Irrigation - Utilization	7,788.40	16,666.67	8,878.27	113,178.86	150,000.03	36,821.17	200,000	57%
Lake Maint. (Outside Communities)	6,720.52	3,333.33	(3,387.19)	55,780.16	29,999.97	(25,780.19)	40,000	139%
Aquatic Plantings	0.00	833.33	833.33	3,277.50	7,499.97	4,222.47	10,000	33%
Conservation Areas Exotic Sps Removal	0.00	6,666.67	6,666.67	7,482.00	60,000.03	52,518.03	80,000	9%
Peace River Utilities	270.93	1,250.00	979.07	2,167.90	11,250.00	9,082.10	15,000	14%
Stormwater System & Drainage	0.00	4,166.67	4,166.67	22,660.00	37,500.03	14,840.03	50,000	45%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	37,500.03	37,500.03	50,000	0%
Sanitary Sewer	210.00	416.67	206.67	23,436.01	3,750.03	(19,685.98)	5,000	469%
Hardscapes	12,000.00	833.33	(11,166.67)	17,284.07	7,499.97	(9,784.10)	10,000	173%
Signs	0.00	1,666.67	1,666.67	802.60	15,000.03	14,197.43	20,000	4%
Miscellaneous Maintenance - NE	0.00	100.00	100.00	0.00	900.00	900.00	1,200	0%
Total General & Administrative Expenses	\$153,543.93	\$145,249.36	\$(8,294.57)	\$1,157,135.72	\$1,307,244.24	\$150,108.52	\$1,742,992	66%
Total Expenses	\$153,543.93	\$145,249.36	\$(8,294.57)	\$1,157,135.72	\$1,307,244.24	\$150,108.52		
Net Income (Loss)	\$(117,572.03)	\$177,846.65	\$(295,418.68)	\$2,930,351.28	\$1,600,619.85	\$1,329,731.43		



Lakewood Ranch Stewardship District
Income Statement
For the period of 6/1/2026 Through 6/30/2026

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

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Assessments (Platted Lots) - Northwest	\$30,975.80	\$312,789.08	\$(281,813.28)	\$3,518,417.72	\$2,815,101.72	\$703,316.00	\$3,753,469	94%
Assessments (Unplatted Lots) - Northwest	0.00	1,618.15	(1,618.15)	0.00	14,563.35	(14,563.35)	19,418	0%
Net Revenues	\$30,975.80	\$314,407.23	\$(283,431.43)	\$3,518,417.72	\$2,829,665.07	\$688,752.65	\$3,772,887	93%
General & Administrative Expenses								
Kent Lake & Lake Bank Ma	\$16,460.00	\$5,000.00	\$(11,460.00)	\$131,680.00	\$45,000.00	\$(86,680.00)	\$60,000	219%
Lake Bank mowing	0.00	2,833.33	2,833.33	0.00	25,499.97	25,499.97	34,000	0%
Rangeland-WhiteEagle to	4,069.50	0.00	(4,069.50)	36,625.50	0.00	(36,625.50)	-	0%
Silver Falls	4,756.25	3,333.33	(1,422.92)	38,050.00	29,999.97	(8,050.03)	40,000	95%
NW Sector East Landscape Contract	18,971.05	23,585.33	4,614.28	175,495.70	212,267.97	36,772.27	283,024	62%
NW Sector West Landscape Contract	20,865.66	24,298.58	3,432.92	186,237.89	218,687.22	32,449.33	291,583	64%
Crossland Trail	0.00	2,750.00	2,750.00	0.00	24,750.00	24,750.00	33,000	0%
Newhaven Blvd.	3,033.07	2,916.67	(116.40)	28,850.68	26,250.03	(2,600.65)	35,000	82%
Irrigation Repairs	10,603.96	10,833.33	229.37	101,225.40	97,499.97	(3,725.43)	130,000	78%
Plant Replacement	2,440.00	7,000.00	4,560.00	66,303.81	63,000.00	(3,303.81)	84,000	79%
Mulching	0.00	8,750.00	8,750.00	87,558.00	78,750.00	(8,808.00)	105,000	83%
Tree Trimming	650.00	6,250.00	5,600.00	58,475.00	56,250.00	(2,225.00)	75,000	78%
Other Landscape Maint., NC, Contingency	1,000.00	10,416.67	9,416.67	23,484.59	93,750.03	70,265.44	125,000	19%
Irrigation - Utilization	788.82	766.00	(22.82)	6,310.56	6,894.00	583.44	9,192	69%
Irrigation - Utilization - NW	17,146.31	25,833.33	8,687.02	249,165.63	232,499.97	(16,665.66)	310,000	80%
Lake Maint. (Outside Communities)	8,563.38	4,166.67	(4,396.71)	66,659.04	37,500.03	(29,159.01)	50,000	133%
Aquatic Plantings	0.00	1,250.00	1,250.00	3,502.50	11,250.00	7,747.50	15,000	23%
Conservation Areas Exotic Sps Maint.	2,725.00	6,666.67	3,941.67	100,070.00	60,000.03	(40,069.97)	80,000	125%
FPL	63.59	75.00	11.41	483.01	675.00	191.99	900	54%
Peace River Utilities	120.07	2,000.00	1,879.93	967.71	18,000.00	17,032.29	24,000	4%
Central Park Utility Turnover	0.00	4,130.00	4,130.00	0.00	37,170.00	37,170.00	49,560	0%
Stormwater System & Drainage	20,000.00	4,166.67	(15,833.33)	49,875.00	37,500.03	(12,374.97)	50,000	100%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	37,500.03	37,500.03	50,000	0%
Sanitary Sewer	0.00	1,666.67	1,666.67	300.00	15,000.03	14,700.03	20,000	1%
Hardscapes	1,750.00	3,333.33	1,583.33	38,623.29	29,999.97	(8,623.32)	40,000	97%
Signs	0.00	3,333.33	3,333.33	7,424.41	29,999.97	22,575.56	40,000	19%
Miscellaneous Maintenance	0.00	1,250.00	1,250.00	0.00	11,250.00	11,250.00	15,000	0%
Total General & Administrative Expenses	\$134,006.66	\$170,771.58	\$36,764.92	\$1,457,367.72	\$1,536,944.22	\$79,576.50	\$2,049,259	71%
Total Expenses	\$134,006.66	\$170,771.58	\$36,764.92	\$1,457,367.72	\$1,536,944.22	\$79,576.50		
Net Income (Loss)	\$(103,030.86)	\$143,635.65	\$(246,666.51)	\$2,061,050.00	\$1,292,720.85	\$768,329.15		



Lakewood Ranch Stewardship District
Income Statement
For the period of 6/1/2026 Through 6/30/2026

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	\$6,590.11	\$193,210.41	\$(186,620.30)	\$2,321,686.84	\$1,738,893.69	\$582,793.15	\$2,318,525	100%
Assessments (Unplatted Lots) - Sarasota	0.00	45.28	(45.28)	0.00	407.52	(407.52)	543	0%
Net Revenues	\$6,590.11	\$193,255.69	\$(186,665.58)	\$2,321,686.84	\$1,739,301.21	\$582,385.63	\$2,319,068	100%
General & Administrative Expenses								
Deer Drive from U. Pkwy to LWR Blvd	\$11,279.40	\$11,666.67	\$387.27	\$101,525.58	\$105,000.03	\$3,474.45	\$140,000	73%
Lorraine Rd; Uni. Pkwy to S. Boundary	0.00	14,042.00	14,042.00	0.00	126,378.00	126,378.00	168,504	0%
LWR Blvd; Comm Pkwy to S. Boundary	9,877.00	10,250.00	373.00	79,016.00	92,250.00	13,234.00	123,000	64%
Lorraine Rd; S. Boundary to FruitvilleRd	6,586.22	7,500.00	913.78	59,275.98	67,500.00	8,224.02	90,000	66%
Blythe Ave. Cannon St. and Lucent Pl.	2,500.00	2,500.00	0.00	22,500.00	22,500.00	0.00	30,000	75%
Blue Lake Road	10,735.00	12,500.00	1,765.00	119,054.26	112,500.00	(6,554.26)	150,000	79%
Pine Warbler Place	690.00	1,000.00	310.00	6,210.00	9,000.00	2,790.00	12,000	52%
Irrigation Repairs	4,340.09	5,833.33	1,493.24	46,978.22	52,499.97	5,521.75	70,000	67%
Plant Replacement	0.00	8,333.33	8,333.33	51,215.52	74,999.97	23,784.45	100,000	51%
Mulching	0.00	6,666.67	6,666.67	22,576.40	60,000.03	37,423.63	80,000	28%
Tree Trimming	1,240.00	5,000.00	3,760.00	21,580.00	45,000.00	23,420.00	60,000	36%
Other Landscape Maint., NC, Contingency	501.05	8,333.33	7,832.28	25,495.45	74,999.97	49,504.52	100,000	25%
Irrigation - Utilization	788.82	791.67	2.85	6,310.56	7,125.03	814.47	9,500	66%
Irrigation - Utilization - SRQ	10,749.76	18,333.33	7,583.57	98,186.03	164,999.97	66,813.94	220,000	45%
Lake Maint. (Outside Communities)	15,215.87	4,166.67	(11,049.20)	102,471.77	37,500.03	(64,971.74)	50,000	205%
Aquatic Plantings	0.00	500.00	500.00	2,692.00	4,500.00	1,808.00	6,000	45%
Conservation Areas Exotic Sps Maint.	0.00	6,666.67	6,666.67	29,160.00	60,000.03	30,840.03	80,000	36%
FPL	1,038.51	2,916.67	1,878.16	20,243.08	26,250.03	6,006.95	35,000	58%
Stormwater System & Drainage	63,539.71	4,166.67	(59,373.04)	163,046.41	37,500.03	(125,546.38)	50,000	326%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	37,500.03	37,500.03	50,000	0%
Sanitary Sewer	0.00	500.00	500.00	150.00	4,500.00	4,350.00	6,000	3%
Water Taxi - Operation, Maint & Ins.	619.99	4,166.67	3,546.68	17,689.56	37,500.03	19,810.47	50,000	35%
Hardscapes	0.00	3,333.33	3,333.33	113,809.22	29,999.97	(83,809.25)	40,000	285%
Signs	1,078.00	3,333.33	2,255.33	3,285.00	29,999.97	26,714.97	40,000	8%
Miscellaneous Maintenance	0.00	1,250.00	1,250.00	759.00	11,250.00	10,491.00	15,000	5%
Total General & Administrative Expenses	\$140,779.42	\$147,917.01	\$7,137.59	\$1,113,230.04	\$1,331,253.09	\$218,023.05	\$1,775,004	63%
Total Expenses	\$140,779.42	\$147,917.01	\$7,137.59	\$1,113,230.04	\$1,331,253.09	\$218,023.05		
Net Income (Loss)	\$(134,189.31)	\$45,338.68	\$(179,527.99)	\$1,208,456.80	\$408,048.12	\$800,408.68		



Lakewood Ranch Stewardship District
Income Statement
For the period of 6/1/2026 Through 6/30/2026

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

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
<u>General & Administrative Expenses</u>								
Bourneside - University to Fruitville	\$0.00	\$4,166.67	\$4,166.67	\$0.00	\$37,500.03	\$37,500.03	\$50,000	0%
Irrigation Repairs	0.00	166.67	166.67	0.00	1,500.03	1,500.03	2,000	0%
Plant Replacement	0.00	166.67	166.67	0.00	1,500.03	1,500.03	2,000	0%
Irrigation - Monthly Meter Charge	0.00	166.67	166.67	0.00	1,500.03	1,500.03	2,000	0%
Irrigation - Utilization	0.00	4,166.67	4,166.67	0.00	37,500.03	37,500.03	50,000	0%
Peace River Utilities	0.00	833.33	833.33	0.00	7,499.97	7,499.97	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	1,500.03	1,500.03	2,000	0%
Total General & Administrative Expenses	\$0.00	\$9,833.35	\$9,833.35	\$1,180.09	\$88,500.15	\$87,320.06	\$116,000	1%
Total Expenses		\$9,833.35	\$9,833.35	\$1,180.09	\$88,500.15	\$87,320.06		
Net Income (Loss)	\$0.00	\$(9,833.35)	\$9,833.35	\$(1,180.09)	\$(88,500.15)	\$87,320.06		



Lakewood Ranch Stewardship District
Income Statement
For the period of 6/1/2026 Through 6/30/2026

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	\$9,992.19	\$86,205.25	\$(76,213.06)	\$1,134,973.44	\$775,847.25	\$359,126.19	\$1,034,463	110%
Assessments (Unplatted Lots) - Taylor	0.00	8,969.67	(8,969.67)	0.00	80,727.03	(80,727.03)	107,636	0%
Net Revenues	\$9,992.19	\$95,174.92	\$(85,182.73)	\$1,134,973.44	\$856,574.28	\$278,399.16	\$1,142,099	99%
General & Administrative Expenses								
Rangeland - East of Bourneside	\$5,700.00	\$8,333.33	\$2,633.33	\$51,300.00	\$74,999.97	\$23,699.97	\$100,000	51%
44th Ave. East - East of Bourneside	0.00	8,333.33	8,333.33	56,810.00	74,999.97	18,189.97	100,000	57%
Bourneside - SR 64 to Rangeland RAB	0.00	10,833.33	10,833.33	0.00	97,499.97	97,499.97	130,000	0%
Taylor Landscape Berm	19,148.25	1.25	(19,147.00)	113,813.68	11.25	(113,802.43)	15	758758%
Irrigation Repairs	117.00	2,500.00	2,383.00	68,190.13	22,500.00	(45,690.13)	30,000	227%
Plant Replacement	2,310.00	833.33	(1,476.67)	51,341.30	7,499.97	(43,841.33)	10,000	513%
Mulching	0.00	833.33	833.33	0.00	7,499.97	7,499.97	10,000	0%
Tree Trimming	0.00	833.33	833.33	0.00	7,499.97	7,499.97	10,000	0%
Other Landscape Maint., NC, Contingency	2,543.56	1,666.67	(876.89)	135,651.57	15,000.03	(120,651.54)	20,000	678%
Irrigation - Monthly Meter Charge	788.82	791.67	2.85	2,366.46	7,125.03	4,758.57	9,500	25%
Irrigation - Utilization	5,893.13	16,666.67	10,773.54	15,226.91	150,000.03	134,773.12	200,000	8%
Conservation Areas Exotic Sps Maint.	0.00	833.33	833.33	0.00	7,499.97	7,499.97	10,000	0%
Peace River Utilities	0.00	833.33	833.33	0.00	7,499.97	7,499.97	10,000	0%
Stormwater System & Drainage	0.00	833.33	833.33	0.00	7,499.97	7,499.97	10,000	0%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	37,500.03	37,500.03	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	265.00	833.33	568.33	539.20	7,499.97	6,960.77	10,000	5%
Total General & Administrative Expenses	\$36,765.76	\$59,126.23	\$22,360.47	\$482,944.98	\$532,136.07	\$49,191.09	\$709,515	68%
Total Expenses	\$36,765.76	\$59,126.23	\$22,360.47	\$482,944.98	\$532,136.07	\$49,191.09		
Net Income (Loss)	\$(26,773.57)	\$36,048.69	\$(62,822.26)	\$652,028.46	\$324,438.21	\$327,590.25		