



Lakewood Ranch Stewardship District

July 2026 O&M and BRU Financial Package

July 31, 2026

PFM Management Services LLC

3501 Quadrangle Blvd. Suite 270

Orlando, FL 32817

407-723-5900



Lakewood Ranch Stewardship District
Summary Income Statement
July 2026

Revenues						
	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Administrative	\$ 22,145.98	\$ 143,184.41	\$ (121,038.43)	\$ 299,170.21	\$ 1,431,844.10	\$ (1,132,673.89)
East Sector	\$ -	\$ 207,305.98	\$ (207,305.98)	\$ 2,610,438.96	\$ 2,073,059.80	\$ 537,379.16
Northeast Sector	\$ 314.24	\$ 323,096.01	\$ (322,781.77)	\$ 4,087,801.24	\$ 3,230,960.10	\$ 856,841.14
Northwest Sector	\$ -	\$ 314,407.23	\$ (314,407.23)	\$ 3,518,417.72	\$ 3,144,072.30	\$ 374,345.42
SRQ	\$ 33,822.77	\$ 193,255.69	\$ (159,432.92)	\$ 2,355,509.61	\$ 1,932,556.90	\$ 422,952.71
Southeast	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Taylor	\$ -	\$ 95,174.92	\$ (95,174.92)	\$ 1,134,973.44	\$ 951,749.20	\$ 183,224.24
Total Revenue	\$ 56,282.99	\$ 1,276,424.24	\$ (1,220,141.25)	\$ 14,006,311.18	\$ 12,764,242.40	\$ 1,242,068.78
Expenses						
	Current Period Actual	Current Period Budget	Current Period Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Administrative	\$ 464,665.59	\$ 606,417.45	\$ (141,751.86)	\$ 6,983,751.85	\$ 6,064,174.50	\$ 919,577.35
East Sector	\$ 89,362.26	\$ 137,109.27	\$ (47,747.01)	\$ 1,277,737.68	\$ 1,371,092.70	\$ (93,355.02)
Northeast Sector	\$ 109,907.77	\$ 145,249.36	\$ (35,341.59)	\$ 1,267,043.49	\$ 1,452,493.60	\$ (185,450.11)
Northwest Sector	\$ 149,289.55	\$ 170,771.58	\$ (21,482.03)	\$ 1,606,657.27	\$ 1,707,715.80	\$ (101,058.53)
SRQ	\$ 87,470.69	\$ 147,917.01	\$ (60,446.32)	\$ 1,200,700.73	\$ 1,479,170.10	\$ (278,469.37)
Southeast	\$ -	\$ 9,833.35	\$ (9,833.35)	\$ 1,180.09	\$ 78,666.80	\$ (77,486.71)
Taylor	\$ 38,206.60	\$ 59,126.23	\$ (20,919.63)	\$ 521,151.58	\$ 591,262.30	\$ (70,110.72)
Total Expenses	\$ 938,902.46	\$ 1,276,424.25	\$ (337,521.79)	\$ 12,858,222.69	\$ 12,744,575.80	\$ 113,646.89
Income (Loss)	\$ (882,619.47)	\$ (0.01)	\$ (1,557,663.04)	\$ 1,148,088.49	\$ 19,666.60	\$ 1,355,715.67



Lakewood Ranch Stewardship District
Statement of Financial Position
As of 7/31/2026

	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	\$145,895.89	\$98,649.21	\$47,246.68			
Northern Trust-Money Market	1,595,068.17	2,548,711.73	(953,643.56)			
Reserve Account	1,934,116.29	1,934,108.34	7.95			
Prepaid Expense	60,496.13	37,301.90	23,194.23			
Due from BRU	24,297.84	30.00	24,267.84			
BRU Operating Account				\$624,669.38	\$650,888.71	(\$26,219.33)
BRU Revenue Account				237,313.50	413,681.79	(176,368.29)
Accounts Receivable				1,307,184.68	1,106,241.57	200,943.11
Due from Other Fund				25,070.82	25,070.82	0.00
Total Current Assets	<u>\$3,759,874.32</u>	<u>\$4,618,801.18</u>	<u>(\$858,926.86)</u>	<u>\$2,194,238.38</u>	<u>\$2,195,882.89</u>	<u>(\$1,644.51)</u>
Total Assets	<u><u>\$3,759,874.32</u></u>	<u><u>\$4,618,801.18</u></u>	<u><u>(\$858,926.86)</u></u>	<u><u>\$2,194,238.38</u></u>	<u><u>\$2,195,882.89</u></u>	<u><u>(\$1,644.51)</u></u>
<u>Liabilities and Net Assets</u>						
<u>Current Liabilities</u>						
Accounts Payable	\$43,368.66	\$19,646.13	\$23,722.53			
Payroll Tax Liability	8.23	46.10	(37.87)			
Healthcare Liability	0.00	0.00	0.00			
Reserve Liability	1,934,116.29	1,934,108.34	7.95			
Due to BRU	25,070.82	25,070.82	0.00			
Refundable Security Deposit	1,500.00	1,500.00	0.00			
Accounts Payable				\$71,864.70	\$30,595.35	\$41,269.35
Due to General Fund				24,297.84	30.00	24,267.84
Total Current Liabilities	<u>\$2,004,064.00</u>	<u>\$1,980,371.39</u>	<u>\$23,692.61</u>	<u>\$96,162.54</u>	<u>\$30,625.35</u>	<u>\$65,537.19</u>
Total Liabilities	<u><u>\$2,004,064.00</u></u>	<u><u>\$1,980,371.39</u></u>	<u><u>\$23,692.61</u></u>	<u><u>\$96,162.54</u></u>	<u><u>\$30,625.35</u></u>	<u><u>\$65,537.19</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	1,148,088.49	2,030,707.96	(882,619.47)	639,398.23	706,579.93	(67,181.70)
Total Net Assets	<u><u>\$1,755,810.32</u></u>	<u><u>\$2,638,429.79</u></u>	<u><u>(\$882,619.47)</u></u>	<u><u>\$2,098,075.84</u></u>	<u><u>\$2,165,257.54</u></u>	<u><u>(\$67,181.70)</u></u>
Total Liabilities and Net Assets	<u><u>\$3,759,874.32</u></u>	<u><u>\$4,618,801.18</u></u>	<u><u>(\$858,926.86)</u></u>	<u><u>\$2,194,238.38</u></u>	<u><u>\$2,195,882.89</u></u>	<u><u>(\$1,644.51)</u></u>



Lakewood Ranch Stewardship District
Income Statement
For the period of 7/1/2026 Through 7/31/2026

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	\$860,360.80	\$(860,360.80)	\$1,032,433	0%
Other Revenue	1,134.75	0.00	1,134.75	135,297.52	0.00	135,297.52	0	0%
Central Park Utility Assessments	0.00	2,065.00	(2,065.00)	0.00	20,650.00	(20,650.00)	24,780	0%
Rental Income	10,278.47	0.00	10,278.47	21,606.60	0.00	21,606.60	0	0%
Park Revenue	(992.56)	83.33	(1,075.89)	8,486.86	833.30	7,653.56	1,000	849%
Carry Forward Revenue	0.00	49,166.67	(49,166.67)	0.00	491,666.70	(491,666.70)	590,000	0%
Transfer from Reserve	0.00	5,000.00	(5,000.00)	0.00	50,000.00	(50,000.00)	60,000	0%
Net Revenues	\$10,420.66	\$142,351.08	\$(131,930.42)	\$165,390.98	\$1,423,510.80	\$(1,258,119.82)	\$1,708,212.96	10%
General & Administrative Expenses								
Hardscapes - GM	\$0.00	\$0.00	\$0.00	\$677.89	\$0.00	\$(677.89)	\$0	0%
Maintenance Management	15,000.00	15,000.00	0.00	150,000.00	150,000.00	0.00	180,000	83%
Uniforms	9.49	416.67	407.18	3,997.75	4,166.70	168.95	5,000	80%
Job Materials	220.48	666.67	446.19	2,495.20	6,666.70	4,171.50	8,000	31%
Phone/Radio	762.45	666.67	(95.78)	3,812.36	6,666.70	2,854.34	8,000	48%
Office Supplies	(0.02)	250.00	250.02	275.83	2,500.00	2,224.17	3,000	9%
Fuel Only	2,457.19	1,666.67	(790.52)	18,297.46	16,666.70	(1,630.76)	20,000	91%
Equipment	4,151.19	833.33	(3,317.86)	142,282.72	8,333.30	(133,949.42)	10,000	1423%
Tools/Machinery	0.00	4,166.67	4,166.67	4,579.36	41,666.70	37,087.34	50,000	9%
Supplies	5,960.17	6,666.67	706.50	78,514.31	66,666.70	(11,847.61)	80,000	98%
Employment Advertising	0.00	0.00	0.00	329.40	0.00	(329.40)	0	0%
Miscellaneous Maintenance	869.51	3,333.33	2,463.82	31,265.73	33,333.30	2,067.57	40,000	78%
Maintenance Yard	0.00	416.67	416.67	0.00	4,166.70	4,166.70	5,000	0%
Vehicle R&M	1,053.29	500.00	(553.29)	22,679.40	5,000.00	(17,679.40)	6,000	378%
Vehicle	0.00	5,000.00	5,000.00	54,679.00	50,000.00	(4,679.00)	60,000	91%
Community Services P&A Admin Fee	0.00	35,415.00	35,415.00	424,980.00	354,150.00	(70,830.00)	424,980	100%
Waste Management	0.00	416.67	416.67	0.00	4,166.70	4,166.70	5,000	0%
Bob Gardner Park	26,544.80	30,000.00	3,455.20	371,805.08	300,000.00	(71,805.08)	360,000	103%
James L. Patton Park	4,499.63	10,833.33	6,333.70	125,293.69	108,333.30	(16,960.39)	130,000	96%
Roger Hill Park	7,819.35	5,000.00	(2,819.35)	208,710.86	50,000.00	(158,710.86)	60,000	348%
Silver Falls Park	1,018.09	2,500.00	1,481.91	10,876.41	25,000.00	14,123.59	30,000	36%
Waterside Place Park	22,599.29	19,166.67	(3,432.62)	352,824.95	191,666.70	(161,158.25)	230,000	153%
Town Hall North	11,664.68	8,166.67	(3,498.01)	65,440.92	81,666.70	16,225.78	98,000	67%
Passive Parks (117th)	308.33	1,250.00	941.67	4,566.66	12,500.00	7,933.34	15,000	30%
University LWR Entrance	12,983.61	12,500.00	(483.61)	158,198.61	125,000.00	(33,198.61)	150,000	105%
Trails (Harmony & Curlew)	55,244.25	4,166.67	(51,077.58)	98,234.25	41,666.70	(56,567.55)	50,000	196%
Tunnel Park	0.00	2,083.33	2,083.33	75,927.00	20,833.30	(55,093.70)	25,000	304%
CDD Allocation-Univ. Pkwy & Lorraine Row	0.00	2,083.33	2,083.33	22,352.00	20,833.30	(1,518.70)	25,000	89%
GIS Implementation & Maintenance	86,663.54	29,166.67	(57,496.87)	295,151.38	291,666.70	(3,484.68)	350,000	84%
LRSD Headquarters Purchase&Debt Service	15,000.00	65,833.33	50,833.33	818,583.35	658,333.30	(160,250.05)	790,000	104%
Insurance	0.00	7,083.33	7,083.33	72,368.00	70,833.30	(1,534.70)	85,000	85%
Supervisor Fees	600.00	1,000.00	400.00	4,400.00	10,000.00	5,600.00	12,000	37%
Meeting Advertising	882.63	921.67	39.04	5,492.15	9,216.70	3,724.55	11,060	50%
Engineering	29,506.50	11,666.67	(17,839.83)	324,997.47	116,666.70	(208,330.77)	140,000	232%
Bond Agent Fees	0.00	11,000.00	11,000.00	98,005.00	110,000.00	11,995.00	132,000	74%
Arbitrage Report	0.00	2,687.50	2,687.50	0.00	26,875.00	26,875.00	32,250	0%
Legal Fees	4,627.42	10,416.67	5,789.25	78,392.77	104,166.70	25,773.93	125,000	63%
Accounting	9,133.33	10,000.00	866.67	90,825.29	100,000.00	9,174.71	120,000	76%
Lien Book and Tax Roll	0.00	29,500.00	29,500.00	385,000.00	295,000.00	(90,000.00)	354,000	109%
Annual Audit	0.00	2,500.00	2,500.00	21,945.00	25,000.00	3,055.00	30,000	73%
Trustee	5,711.91	13,000.00	7,288.09	173,011.70	130,000.00	(43,011.70)	156,000	111%
Manager	7,500.00	16,666.67	9,166.67	75,000.00	166,666.70	91,666.70	200,000	37%
Postage	19.47	125.00	105.53	836.29	1,250.00	413.71	1,500	56%
Office Supplies	0.00	125.00	125.00	0.00	1,250.00	1,250.00	1,500	0%
Other Current Charges	0.00	416.67	416.67	1,119.46	4,166.70	3,047.24	5,000	22%
Dues, Licenses, Subscriptions	6,350.51	5,000.00	(1,350.51)	38,646.42	50,000.00	11,353.58	60,000	64%
Payroll & Payroll Tax Expense	89,139.72	130,784.25	41,644.53	959,391.39	1,307,842.50	348,451.11	1,569,411	61%
Cell Phone Expense	110.80	83.33	(27.47)	1,135.70	833.30	(302.40)	1,000	114%
Healthcare Expense	7,712.04	0.00	(7,712.04)	80,641.84	0.00	(80,641.84)	0	0%
457B Match Expense	434.46	0.00	(434.46)	3,592.13	0.00	(3,592.13)	0	0%
Defined Employee Contribution Plan	500.00	3,166.67	2,666.67	1,500.00	31,666.70	30,166.70	38,000	4%



Lakewood Ranch Stewardship District
Income Statement
For the period of 7/1/2026 Through 7/31/2026

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

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
Roth Match Expense	974.53	0.00	(974.53)	8,641.06	0.00	(8,641.06)	0	0%
Re-amortization Schedule Fees	1,625.00	0.00	(1,625.00)	1,625.00	0.00	(1,625.00)	0	0%
Disclosure	25,000.00	0.00	(25,000.00)	25,000.00	0.00	(25,000.00)	0	0%
Reserves	7.95	82,109.00	82,101.05	985,353.61	821,090.00	(164,263.61)	985,308	100%
Total General & Administrative Expenses	\$464,665.59	\$606,417.45	\$141,751.86	\$6,983,751.85	\$6,064,174.50	\$(919,577.35)	\$7,277,009	96%
Total Expenses	\$464,665.59	\$606,417.45	\$141,751.86	\$6,983,751.85	\$6,064,174.50	\$(919,577.35)		
Income (Loss) from Operations	\$(454,244.93)	\$(464,066.37)	\$9,821.44	\$(6,818,360.87)	\$(4,640,663.70)	\$(2,177,697.17)		
Other Income (Expense)								
Interest Income	\$11,725.32	\$833.33	\$10,891.99	\$133,779.23	\$8,333.30	\$125,445.93	\$10,000	1338%
Total Other Income (Expense)	\$11,725.32	\$833.33	\$10,891.99	\$133,779.23	\$8,333.30	\$125,445.93	\$10,000	1338%
Net Income (Loss)	\$(442,519.61)	\$(463,233.04)	\$20,713.43	\$(6,684,581.64)	\$(4,632,330.40)	\$(2,052,251.24)		



Lakewood Ranch Stewardship District
Income Statement
For the period of 7/1/2026 Through 7/31/2026

Fund: (400) BRU Fund

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Other Revenue	\$19,583.19	\$0.00	\$19,583.19	\$19,583.19	\$0.00	\$19,583.19	\$0	0%
Revenue	773,981.11	695,221.83	78,759.28	7,809,141.62	6,952,218.30	856,923.32	8,342,662	94%
Net Revenues	\$793,564.30	\$695,221.83	\$98,342.47	\$7,828,724.81	\$6,952,218.30	\$876,506.51	\$8,342,662	94%
General & Administrative Expenses								
Transfer to Debt Service/Construct. Fund	\$349,406.29	\$315,856.67	\$(33,549.62)	\$2,532,668.65	\$3,158,566.70	\$625,898.05	\$3,790,280	67%
FPL	58,340.81	41,666.67	(16,674.14)	396,259.44	416,666.70	20,407.26	500,000	79%
Peace River Utilities	42,685.87	41,666.67	(1,019.20)	352,908.88	416,666.70	63,757.82	500,000	71%
City of Sarasota Utilities	40,048.60	42,250.00	2,201.40	593,884.78	422,500.00	(171,384.78)	507,000	117%
City of Bradenton Utilities	46,279.60	39,000.00	(7,279.60)	408,850.40	390,000.00	(18,850.40)	468,000	87%
MCUD	0.00	2,500.00	2,500.00	19,094.78	25,000.00	5,905.22	30,000	64%
Maintenance Mgmt - Stewardship O&M	0.00	3,000.00	3,000.00	0.00	30,000.00	30,000.00	36,000	0%
Maintenance Management	0.00	12,500.00	12,500.00	0.00	125,000.00	125,000.00	150,000	0%
Uniforms	0.00	67.42	67.42	4,189.30	674.20	(3,515.10)	809	518%
Job Materials	0.00	0.00	0.00	107.94	0.00	(107.94)	-	0
Phone/Radio	676.16	435.58	(240.58)	3,274.38	4,355.80	1,081.42	5,227	63%
Office Supplies	358.88	92.25	(266.63)	698.31	922.50	224.19	1,107	63%
Fuel Only	2,158.59	959.42	(1,199.17)	17,077.02	9,594.20	(7,482.82)	11,513	148%
Equipment Repairs (Pumps)	87,180.96	48,902.67	(38,278.29)	616,103.39	489,026.70	(127,076.69)	586,832	105%
Tools/Machinery	0.00	1,325.25	1,325.25	10,373.63	13,252.50	2,878.87	15,903	65%
Supplies	7,773.41	2,003.50	(5,769.91)	39,275.19	20,035.00	(19,240.19)	24,042	163%
Miscellaneous Maintenance	32,200.29	23,122.08	(9,078.21)	459,944.68	231,220.80	(228,723.88)	277,465	166%
Vehicle R&M	2,651.76	1,012.92	(1,638.84)	9,898.81	10,129.20	230.39	12,155	81%
New Customer Meter Connections & Install	0.00	842.75	842.75	55,162.62	8,427.50	(46,735.12)	10,113	545%
Customer Meter Replacement & Maintenance	8,228.94	747.92	(7,481.02)	63,058.20	7,479.20	(55,579.00)	8,975	703%
GIS Implementation & Maintenance	86,663.53	29,166.67	(57,496.86)	295,245.00	291,666.70	(3,578.30)	350,000	84%
Insurance	0.00	0.00	0.00	48,357.00	0.00	(48,357.00)	-	0%
Engineering & Consulting	24,167.90	30,636.58	6,468.68	367,568.12	306,365.80	(61,202.32)	367,639	100%
Legal Fees	670.00	233.00	(437.00)	14,040.50	2,330.00	(11,710.50)	2,796	502%
Accounting & HR Services	16,500.00	15,159.42	(1,340.58)	163,500.00	151,594.20	(11,905.80)	181,913	90%
Annual Audit	0.00	833.33	833.33	9,405.00	8,333.30	(1,071.70)	10,000	94%
Dues, Licenses, Subscriptions & Training	2,327.38	1,675.67	(651.71)	129,220.07	16,756.70	(112,463.37)	20,108	643%
Payroll & Payroll Tax Expense	48,799.07	36,760.08	(12,038.99)	540,883.60	367,600.80	(173,282.80)	441,121	123%
Cell Phone Expense	27.70	0.00	(27.70)	207.75	0.00	(207.75)	-	0%
Healthcare Expense	2,779.80	2,235.58	(544.22)	30,721.16	22,355.80	(8,365.36)	26,827	115%
457B Match Expense	750.46	0.00	(750.46)	6,577.98	0.00	(6,577.98)	-	0%
Defined Employee Contribution Plan	0.00	569.83	569.83	0.00	5,698.30	5,698.30	6,838	0%
Roth Match Expense	70.00	0.00	(70.00)	770.00	0.00	(770.00)	-	0%
Total General & Administrative Expenses	\$860,746.00	\$695,221.93	\$(165,524.07)	\$7,189,326.58	\$6,952,219.30	\$(237,107.28)	\$8,342,663	86%
Total Expenses	\$860,746.00	\$695,221.93	\$(165,524.07)	\$7,189,326.58	\$6,952,219.30	\$(237,107.28)		
Net Income (Loss)	\$(67,181.70)	\$(0.10)	\$(67,181.60)	\$639,398.23	\$(1.00)	\$639,399.23		



Lakewood Ranch Stewardship District
Income Statement
For the period of 7/1/2026 Through 7/31/2026

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	\$0.00	\$206,630.44	\$(206,630.44)	\$2,610,438.96	\$2,066,304.40	\$544,134.56	\$2,479,565	105%
Assessments (Unplatted Lots) - East	0.00	675.54	(675.54)	0.00	6,755.40	(6,755.40)	8,106	0%
Net Revenues	\$0.00	\$207,305.98	\$(207,305.98)	\$2,610,438.96	\$2,073,059.80	\$537,379.16	\$2,487,672	105%
General & Administrative Expenses								
University Pkwy Lorraine to Concession	\$11,843.00	\$12,496.00	\$653.00	\$133,029.00	\$124,960.00	\$(8,069.00)	\$149,952	89%
The Masters Ave;Lorraine to Players	16,000.00	16,480.00	480.00	160,000.00	164,800.00	4,800.00	197,760	81%
Lorraine Rd - East Side	9,131.67	10,300.00	1,168.33	98,062.03	103,000.00	4,937.97	123,600	79%
Bournside Blvd. from Masters to SR70	2,145.25	4,549.17	2,403.92	38,614.26	45,491.70	6,877.44	54,590	71%
Masters Ave fr. Players Dr to Bournside	9,251.00	9,788.08	537.08	95,441.67	97,880.80	2,439.13	117,457	81%
Bournside Blvd from Masters to Uni. Pwy	4,580.00	7,725.00	3,145.00	47,200.00	77,250.00	30,050.00	92,700	51%
Irrigation Repairs	3,353.80	5,416.67	2,062.87	103,612.01	54,166.70	(49,445.31)	65,000	159%
Plant replacement	6,262.50	8,750.00	2,487.50	49,374.20	87,500.00	38,125.80	105,000	47%
Mulching	0.00	5,000.00	5,000.00	13,530.00	50,000.00	36,470.00	60,000	23%
Tree Trimming	0.00	2,583.33	2,583.33	28,410.00	25,833.30	(2,576.70)	31,000	92%
Other Landscape Maint., NC, Contingency	2,730.00	6,666.67	3,936.67	26,358.35	66,666.70	40,308.35	80,000	33%
Irrigation - Monthly Meter Charge	788.82	766.00	(22.82)	7,099.38	7,660.00	560.62	9,192	77%
Irrigation - Utilization	11,928.71	26,666.67	14,737.96	285,193.26	266,666.70	(18,526.56)	320,000	89%
Lake Maint. (Outside Communities)	1,150.00	2,500.00	1,350.00	10,350.00	25,000.00	14,650.00	30,000	35%
Aquatic Plantings	0.00	833.33	833.33	1,700.00	8,333.30	6,633.30	10,000	17%
Conservation Areas Exotic Sps Maint.	2,720.00	6,666.67	3,946.67	80,115.00	66,666.70	(13,448.30)	80,000	100%
FPL	372.51	171.67	(200.84)	1,907.57	1,716.70	(190.87)	2,060	93%
Roads and Sidewalks	0.00	166.67	166.67	0.00	1,666.70	1,666.70	2,000	0%
Stormwater System & Drainage	6,525.00	2,500.00	(4,025.00)	83,648.68	25,000.00	(58,648.68)	30,000	279%
Storm Damage and Clean Up	0.00	2,500.00	2,500.00	0.00	25,000.00	25,000.00	30,000	0%
Sanitary Sewer	0.00	416.67	416.67	6,636.42	4,166.70	(2,469.72)	5,000	133%
Hardscapes	0.00	1,666.67	1,666.67	6,541.25	16,666.70	10,125.45	20,000	33%
Signs	580.00	2,083.33	1,503.33	580.00	20,833.30	20,253.30	25,000	2%
Miscellaneous Maintenance	0.00	416.67	416.67	334.60	4,166.70	3,832.10	5,000	7%
Total General & Administrative Expenses	\$89,362.26	\$137,109.27	\$47,747.01	\$1,277,737.68	\$1,371,092.70	\$93,355.02	\$1,645,311	83%
Total Expenses	\$89,362.26	\$137,109.27	\$47,747.01	\$1,277,737.68	\$1,371,092.70	\$93,355.02		
Net Income (Loss)	\$(89,362.26)	\$70,196.71	\$(159,558.97)	\$1,332,701.28	\$701,967.10	\$630,734.18		



Lakewood Ranch Stewardship District
Income Statement
For the period of 7/1/2026 Through 7/31/2026

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

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
Revenues								
Assessments (Platted Lots) - Northeast	\$0.00	\$322,119.28	\$(322,119.28)	\$4,085,904.45	\$3,221,192.80	\$864,711.65	\$3,865,431	106%
Assessments (Unplatted Lots) - Northeast	314.24	976.73	(662.49)	1,896.79	9,767.30	(7,870.51)	11,721	16%
Net Revenues	\$314.24	\$323,096.01	\$(322,781.77)	\$4,087,801.24	\$3,230,960.10	\$856,841.14	\$3,877,152	105%
General & Administrative Expenses								
Post Blvd & SR70 Intersection	\$2,062.00	\$2,916.67	\$854.67	\$20,620.00	\$29,166.70	\$8,546.70	\$35,000	59%
59th Ave-Lorraine to Post Blvb	500.00	516.67	16.67	5,000.00	5,166.70	166.70	6,200	81%
Uihlein Road	11,900.00	13,166.67	1,266.67	119,000.00	131,666.70	12,666.70	158,000	75%
Lorraine Corners	7,665.00	7,833.33	168.33	76,650.00	78,333.30	1,683.30	94,000	82%
Academic/Lighterwood Trail	3,860.00	3,750.00	(110.00)	38,600.00	37,500.00	(1,100.00)	45,000	86%
44th Ave from Lorraine to Bourneside	13,461.00	12,916.67	(544.33)	134,610.00	129,166.70	(5,443.30)	155,000	87%
Post Blvd. from 59th Ave to Rangeland	2,216.08	3,333.33	1,117.25	22,160.80	33,333.30	11,172.50	40,000	55%
Uihlein Rd.; 44th Ave. to SR64	0.00	4,166.67	4,166.67	0.00	41,666.70	41,666.70	50,000	0%
Rangeland Pkwy; Uihlein to Bourneside	4,125.00	10,000.00	5,875.00	41,250.00	100,000.00	58,750.00	120,000	34%
Bourneside Blvd; Rangeland to SR64	16,086.00	11,250.00	(4,836.00)	135,156.00	112,500.00	(22,656.00)	135,000	100%
Rangeland Pkwy; Lorraine to Uihlein	6,940.00	7,000.00	60.00	69,400.00	70,000.00	600.00	84,000	83%
Irrigation Repairs	1,661.00	4,166.67	2,505.67	120,735.84	41,666.70	(79,069.14)	50,000	241%
Plant Replacement	0.00	5,250.00	5,250.00	64,696.00	52,500.00	(12,196.00)	63,000	103%
Mulching	0.00	7,000.00	7,000.00	47,040.00	70,000.00	22,960.00	84,000	56%
Tree Trimming	19,950.00	4,200.00	(15,750.00)	70,250.00	42,000.00	(28,250.00)	50,400	139%
Other Landscape Maint., NC, Contingency	285.00	6,916.67	6,631.67	30,298.50	69,166.70	38,868.20	83,000	37%
Irrigation - Monthly Meter Charge	788.82	766.00	(22.82)	7,099.38	7,660.00	560.62	9,192	77%
Irrigation - Utilization	4,940.55	16,666.67	11,726.12	118,119.41	166,666.70	48,547.29	200,000	59%
Lake Maint. (Outside Communities)	6,720.52	3,333.33	(3,387.19)	62,500.68	33,333.30	(29,167.38)	40,000	156%
Aquatic Plantings	0.00	833.33	833.33	3,277.50	8,333.30	5,055.80	10,000	33%
Conservation Areas Exotic Sps Removal	2,025.00	6,666.67	4,641.67	9,507.00	66,666.70	57,159.70	80,000	12%
Peace River Utilities	271.80	1,250.00	978.20	2,439.70	12,500.00	10,060.30	15,000	16%
Stormwater System & Drainage	1,440.00	4,166.67	2,726.67	24,100.00	41,666.70	17,566.70	50,000	48%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	41,666.70	41,666.70	50,000	0%
Sanitary Sewer	210.00	416.67	206.67	23,646.01	4,166.70	(19,479.31)	5,000	473%
Hardscapes	2,800.00	833.33	(1,966.67)	20,084.07	8,333.30	(11,750.77)	10,000	201%
Signs	0.00	1,666.67	1,666.67	802.60	16,666.70	15,864.10	20,000	4%
Miscellaneous Maintenance - NE	0.00	100.00	100.00	0.00	1,000.00	1,000.00	1,200	0%
Total General & Administrative Expenses	\$109,907.77	\$145,249.36	\$35,341.59	\$1,267,043.49	\$1,452,493.60	\$185,450.11	\$1,742,992	73%
Total Expenses	\$109,907.77	\$145,249.36	\$35,341.59	\$1,267,043.49	\$1,452,493.60	\$185,450.11		
Net Income (Loss)	\$(109,593.53)	\$177,846.65	\$(287,440.18)	\$2,820,757.75	\$1,778,466.50	\$1,042,291.25		



Lakewood Ranch Stewardship District
Income Statement
For the period of 7/1/2026 Through 7/31/2026

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	\$0.00	\$312,789.08	\$(312,789.08)	\$3,518,417.72	\$3,127,890.80	\$390,526.92	\$3,753,469	94%
Assessments (Unplatted Lots) - Northwest	0.00	1,618.15	(1,618.15)	0.00	16,181.50	(16,181.50)	19,418	0%
Net Revenues	\$0.00	\$314,407.23	\$(314,407.23)	\$3,518,417.72	\$3,144,072.30	\$374,345.42	\$3,772,887	93%
General & Administrative Expenses								
Kent Lake & Lake Bank Ma	\$16,460.00	\$5,000.00	\$(11,460.00)	\$148,140.00	\$50,000.00	\$(98,140.00)	\$60,000	247%
Lake Bank mowing	0.00	2,833.33	2,833.33	0.00	28,333.30	28,333.30	34,000	0%
Rangeland-WhiteEagle to	4,069.50	0.00	(4,069.50)	40,695.00	0.00	(40,695.00)	-	0%
Silver Falls	4,756.25	3,333.33	(1,422.92)	42,806.25	33,333.30	(9,472.95)	40,000	107%
NW Sector East Landscape Contract	18,971.05	23,585.33	4,614.28	194,466.75	235,853.30	41,386.55	283,024	69%
NW Sector West Landscape Contract	20,865.66	24,298.58	3,432.92	207,103.55	242,985.80	35,882.25	291,583	71%
Crossland Trail	0.00	2,750.00	2,750.00	0.00	27,500.00	27,500.00	33,000	0%
Newhaven Blvd.	3,033.07	2,916.67	(116.40)	31,883.75	29,166.70	(2,717.05)	35,000	91%
Irrigation Repairs	8,180.22	10,833.33	2,653.11	109,405.62	108,333.30	(1,072.32)	130,000	84%
Plant Replacement	0.00	7,000.00	7,000.00	66,303.81	70,000.00	3,696.19	84,000	79%
Mulching	0.00	8,750.00	8,750.00	87,558.00	87,500.00	(58.00)	105,000	83%
Tree Trimming	47,775.00	6,250.00	(41,525.00)	106,250.00	62,500.00	(43,750.00)	75,000	142%
Other Landscape Maint., NC, Contingency	500.00	10,416.67	9,916.67	23,984.59	104,166.70	80,182.11	125,000	19%
Irrigation - Utilization	788.82	766.00	(22.82)	7,099.38	7,660.00	560.62	9,192	77%
Irrigation - Utilization - NW	10,876.72	25,833.33	14,956.61	260,042.35	258,333.30	(1,709.05)	310,000	84%
Lake Maint. (Outside Communities)	8,813.38	4,166.67	(4,646.71)	75,472.42	41,666.70	(33,805.72)	50,000	151%
Aquatic Plantings	0.00	1,250.00	1,250.00	3,502.50	12,500.00	8,997.50	15,000	23%
Conservation Areas Exotic Sps Maint.	0.00	6,666.67	6,666.67	100,070.00	66,666.70	(33,403.30)	80,000	125%
FPL	95.57	75.00	(20.57)	578.58	750.00	171.42	900	64%
Peace River Utilities	122.21	2,000.00	1,877.79	1,089.92	20,000.00	18,910.08	24,000	5%
Central Park Utility Turnover	0.00	4,130.00	4,130.00	0.00	41,300.00	41,300.00	49,560	0%
Stormwater System & Drainage	0.00	4,166.67	4,166.67	49,875.00	41,666.70	(8,208.30)	50,000	100%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	41,666.70	41,666.70	50,000	0%
Sanitary Sewer	0.00	1,666.67	1,666.67	300.00	16,666.70	16,366.70	20,000	1%
Hardscapes	0.00	3,333.33	3,333.33	38,623.29	33,333.30	(5,289.99)	40,000	97%
Signs	3,982.10	3,333.33	(648.77)	11,406.51	33,333.30	21,926.79	40,000	29%
Miscellaneous Maintenance	0.00	1,250.00	1,250.00	0.00	12,500.00	12,500.00	15,000	0%
Total General & Administrative Expenses	\$149,289.55	\$170,771.58	\$21,482.03	\$1,606,657.27	\$1,707,715.80	\$101,058.53	\$2,049,259	78%
Total Expenses	\$149,289.55	\$170,771.58	\$21,482.03	\$1,606,657.27	\$1,707,715.80	\$101,058.53		
Net Income (Loss)	\$(149,289.55)	\$143,635.65	\$(292,925.20)	\$1,911,760.45	\$1,436,356.50	\$475,403.95		



Lakewood Ranch Stewardship District
Income Statement
For the period of 7/1/2026 Through 7/31/2026

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	\$33,822.77	\$193,210.41	\$(159,387.64)	\$2,355,509.61	\$1,932,104.10	\$423,405.51	\$2,318,525	102%
Assessments (Unplatted Lots) - Sarasota	0.00	45.28	(45.28)	0.00	452.80	(452.80)	543	0%
Net Revenues	\$33,822.77	\$193,255.69	\$(159,432.92)	\$2,355,509.61	\$1,932,556.90	\$422,952.71	\$2,319,068	102%
General & Administrative Expenses								
Deer Drive from U. Pkwy to LWR Blvd	\$11,279.40	\$11,666.67	\$387.27	\$112,804.98	\$116,666.70	\$3,861.72	\$140,000	81%
Lorraine Rd; Uni. Pkwy to S. Boundary	0.00	14,042.00	14,042.00	0.00	140,420.00	140,420.00	168,504	0%
LWR Blvd; Comm Pkwy to S. Boundary	9,877.00	10,250.00	373.00	88,893.00	102,500.00	13,607.00	123,000	72%
Lorraine Rd; S. Boundary to Fruitville Rd	6,586.22	7,500.00	913.78	65,862.20	75,000.00	9,137.80	90,000	73%
Blythe Ave. Cannon St. and Lucent Pl.	2,500.00	2,500.00	0.00	25,000.00	25,000.00	0.00	30,000	83%
Blue Lake Road	13,185.00	12,500.00	(685.00)	132,239.26	125,000.00	(7,239.26)	150,000	88%
Pine Warbler Place	690.00	1,000.00	310.00	6,900.00	10,000.00	3,100.00	12,000	58%
Irrigation Repairs	5,417.81	5,833.33	415.52	52,396.03	58,333.30	5,937.27	70,000	75%
Plant Replacement	3,262.50	8,333.33	5,070.83	54,478.02	83,333.30	28,855.28	100,000	54%
Mulching	0.00	6,666.67	6,666.67	22,576.40	66,666.70	44,090.30	80,000	28%
Tree Trimming	540.00	5,000.00	4,460.00	22,120.00	50,000.00	27,880.00	60,000	37%
Other Landscape Maint., NC, Contingency	501.05	8,333.33	7,832.28	25,996.50	83,333.30	57,336.80	100,000	26%
Irrigation - Utilization	788.82	791.67	2.85	7,099.38	7,916.70	817.32	9,500	75%
Irrigation - Utilization - SRQ	6,819.08	18,333.33	11,514.25	105,005.11	183,333.30	78,328.19	220,000	48%
Lake Maint. (Outside Communities)	15,215.87	4,166.67	(11,049.20)	117,687.64	41,666.70	(76,020.94)	50,000	235%
Aquatic Plantings	0.00	500.00	500.00	2,692.00	5,000.00	2,308.00	6,000	45%
Conservation Areas Exotic Sps Maint.	0.00	6,666.67	6,666.67	29,160.00	66,666.70	37,506.70	80,000	36%
FPL	3,496.92	2,916.67	(580.25)	23,740.00	29,166.70	5,426.70	35,000	68%
Stormwater System & Drainage	1,720.00	4,166.67	2,446.67	164,766.41	41,666.70	(123,099.71)	50,000	330%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	41,666.70	41,666.70	50,000	0%
Sanitary Sewer	0.00	500.00	500.00	150.00	5,000.00	4,850.00	6,000	3%
Water Taxi - Operation, Maint & Ins.	4,091.02	4,166.67	75.65	21,780.58	41,666.70	19,886.12	50,000	44%
Hardscapes	1,500.00	3,333.33	1,833.33	115,309.22	33,333.30	(81,975.92)	40,000	288%
Signs	0.00	3,333.33	3,333.33	3,285.00	33,333.30	30,048.30	40,000	8%
Miscellaneous Maintenance	0.00	1,250.00	1,250.00	759.00	12,500.00	11,741.00	15,000	5%
Total General & Administrative Expenses	\$87,470.69	\$147,917.01	\$60,446.32	\$1,200,700.73	\$1,479,170.10	\$278,469.37	\$1,775,004	68%
Total Expenses	\$87,470.69	\$147,917.01	\$60,446.32	\$1,200,700.73	\$1,479,170.10	\$278,469.37		
Net Income (Loss)	\$(53,647.92)	\$45,338.68	\$(98,986.60)	\$1,154,808.88	\$453,386.80	\$701,422.08		



Lakewood Ranch Stewardship District
Income Statement
For the period of 7/1/2026 Through 7/31/2026

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

	Actual	Current Period Budget	Variance	Actual	Year To Date Budget	Variance	Adopted FY2026 Budget	Percentage Used
<u>General & Administrative Expenses</u>								
Bourneside - University to Fruitville	\$0.00	\$4,166.67	\$4,166.67	\$0.00	\$41,666.70	\$41,666.70	\$50,000	0%
Irrigation Repairs	0.00	166.67	166.67	0.00	1,666.70	1,666.70	2,000	0%
Plant Replacement	0.00	166.67	166.67	0.00	1,666.70	1,666.70	2,000	0%
Irrigation - Monthly Meter Charge	0.00	166.67	166.67	0.00	1,666.70	1,666.70	2,000	0%
Irrigation - Utilization	0.00	4,166.67	4,166.67	0.00	41,666.70	41,666.70	50,000	0%
Peace River Utilities	0.00	833.33	833.33	0.00	8,333.30	8,333.30	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	1,666.70	1,666.70	2,000	0%
Total General & Administrative Expenses	\$0.00	\$9,833.35	\$9,833.35	\$1,180.09	\$98,333.50	\$97,153.41	\$118,000	1%
Total Expenses		\$9,833.35	\$9,833.35	\$1,180.09	\$98,333.50	\$97,153.41		
Net Income (Loss)	\$0.00	\$(9,833.35)	\$9,833.35	\$(1,180.09)	\$(98,333.50)	\$97,153.41		



Lakewood Ranch Stewardship District
Income Statement
For the period of 7/1/2026 Through 7/31/2026

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	\$0.00	\$86,205.25	\$(86,205.25)	\$1,134,973.44	\$862,052.50	\$272,920.94	\$1,034,463	110%
Assessments (Unplatted Lots) - Taylor	0.00	8,969.67	(8,969.67)	0.00	89,696.70	(89,696.70)	107,636	0%
Net Revenues	\$0.00	\$95,174.92	\$(95,174.92)	\$1,134,973.44	\$951,749.20	\$183,224.24	\$1,142,099	99%
General & Administrative Expenses								
Rangeland - East of Bourneside	\$7,480.00	\$8,333.33	\$853.33	\$58,780.00	\$83,333.30	\$24,553.30	\$100,000	59%
44th Ave. East - East of Bourneside	12,628.00	8,333.33	(4,294.67)	69,438.00	83,333.30	13,895.30	100,000	69%
Bourneside - SR 64 to Rangeland RAB	0.00	10,833.33	10,833.33	0.00	108,333.30	108,333.30	130,000	0%
Taylor Landscape Berm	12,673.24	1.25	(12,671.99)	126,486.92	12.50	(126,474.42)	15	843246%
Irrigation Repairs	898.25	2,500.00	1,601.75	69,088.38	25,000.00	(44,088.38)	30,000	230%
Plant Replacement	0.00	833.33	833.33	51,341.30	8,333.30	(43,008.00)	10,000	513%
Mulching	0.00	833.33	833.33	0.00	8,333.30	8,333.30	10,000	0%
Tree Trimming	0.00	833.33	833.33	0.00	8,333.30	8,333.30	10,000	0%
Other Landscape Maint., NC, Contingency	0.00	1,666.67	1,666.67	135,651.57	16,666.70	(118,984.87)	20,000	678%
Irrigation - Monthly Meter Charge	788.82	791.67	2.85	3,155.28	7,916.70	4,761.42	9,500	33%
Irrigation - Utilization	3,738.29	16,666.67	12,928.38	18,965.20	166,666.70	147,701.50	200,000	9%
Conservation Areas Exotic Sps Maint.	0.00	833.33	833.33	0.00	8,333.30	8,333.30	10,000	0%
Peace River Utilities	0.00	833.33	833.33	0.00	8,333.30	8,333.30	10,000	0%
Stormwater System & Drainage	0.00	833.33	833.33	0.00	8,333.30	8,333.30	10,000	0%
Storm Damage and Clean Up	0.00	4,166.67	4,166.67	0.00	41,666.70	41,666.70	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	539.20	8,333.30	7,794.10	10,000	5%
Total General & Administrative Expenses	\$38,206.60	\$59,126.23	\$20,919.63	\$521,151.58	\$591,262.30	\$70,110.72	\$709,515	73%
Total Expenses	\$38,206.60	\$59,126.23	\$20,919.63	\$521,151.58	\$591,262.30	\$70,110.72		
Net Income (Loss)	\$(38,206.60)	\$36,048.69	\$(74,255.29)	\$613,821.86	\$360,486.90	\$253,334.96		