

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

Category	Budget FY2026	ADOPTED BUDGET FY2027; Resolution		Increase (Decrease) 2027 Budget vs. 2026 Budget	Estimated Buildout Budget
<u>Sources of Funds:</u>					
Assessments - Platted Land	\$ 13,562,610	\$ 14,013,543	97%	\$ 450,932	\$ 17,877,775
Assessments - Un Platted Land	\$ 152,768	\$ 495,489	31%	\$ 342,722	\$ -
Landowner Contribution	\$ 915,933	\$ 872,979	105%	\$ (42,954)	\$ -
Carry Forward (HQ)	\$ 590,000	\$ -		\$ (590,000)	\$ -
Transfer from Reserves	\$ 60,000	\$ 60,000	100%	\$ -	\$ -
Central Park Utility Transfer - Central Park Resident Assessment	\$ 24,780	\$ 24,780	100%	\$ -	\$ -
Interest Income	\$ 10,000	\$ 10,000	100%	\$ -	\$ -
Other Revenue (Park Rental Fees)	\$ 1,000	\$ 1,000		\$ -	\$ -
Total - Sources of Funds	\$ 15,317,091	\$ 15,477,791	99%	\$ 160,700	\$ 17,877,775
<u>Uses of Funds</u>					
<u>Administrative Expenditures:</u>					
Insurance	\$ 85,000	\$ 100,000	85%	\$ 15,000	\$ 100,000
Board Supervisors	\$ 12,000	\$ 12,000	100%	\$ -	\$ 12,000
Meeting Advertising	\$ 11,060	\$ 11,060	100%	\$ -	\$ 11,060
Engineering & Consulting	\$ 140,000	\$ 150,000	93%	\$ 10,000	\$ 150,000
Bond Agent Fees (Disclosure)	\$ 132,000	\$ 132,000	100%	\$ -	\$ 132,000
Arbitrage Report	\$ 32,250	\$ 15,825	204%	\$ (16,425)	\$ 15,825
Legal Fees	\$ 125,000	\$ 125,000	100%	\$ -	\$ 125,000
Accounting	\$ 120,000	\$ 120,000	100%	\$ -	\$ 120,000
Lien Book and Tax Roll	\$ 354,000	\$ 361,500	98%	\$ 7,500	\$ 361,500
Annual Audit	\$ 30,000	\$ 35,000	86%	\$ 5,000	\$ 35,000
Trustee	\$ 156,000	\$ 220,051	71%	\$ 64,051	\$ 220,051
Manager	\$ 200,000	\$ 200,000	100%	\$ -	\$ 200,000
Postage	\$ 1,500	\$ 1,500	100%	\$ -	\$ 1,500
Office Supplies	\$ 1,500	\$ 1,500	100%	\$ -	\$ 5,000
Other Current Charges	\$ 5,000	\$ 5,000	100%	\$ -	\$ 1,500
Dues, Licenses, Subscriptions, Training	\$ 60,000	\$ 60,000	100%	\$ -	\$ 60,000
Payroll & Payroll Tax Expense	\$ 1,569,411	\$ 1,680,521	93%	\$ 111,110	\$ 2,221,625
Cell Phone	\$ 1,000	\$ 1,500	67%	\$ 500	\$ 3,000
Defined Employee Contribution Plan	\$ 38,000	\$ 38,000	100%	\$ -	\$ 46,000
Total - Administrative	\$ 3,073,721	\$ 3,270,457	94%	\$ 196,736	\$ 3,821,061
Reserves	\$ 985,308	\$ 462,540	213%	\$ (522,768)	\$ 462,540
Central Park Utility Transfer	\$ 49,560	\$ 49,560	100%	\$ -	\$ 49,560
<u>Maintenance:</u>					
Maintenance Management Fee - allocated at buildout	\$ 180,000	\$ 180,000	100%	\$ -	\$ 180,000
General & Parks Maintenance - allocated at buildout	\$ 2,613,000	\$ 2,921,000	89%	\$ 308,000	\$ 2,921,000
Community Services Admin. Fee	\$ 424,980	\$ 433,680	98%	\$ 8,700	\$ 435,060
Landscape & Irrigation Maintenance - Contracted	\$ 3,528,385	\$ 3,698,418	95%	\$ 170,033	\$ 4,198,418
Landscape & Irrigation Repairs - Non-Contracted	\$ 1,684,400	\$ 1,664,400	101%	\$ (20,000)	\$ 2,180,400
Irrigation for Master Landscaping	\$ 1,348,576	\$ 1,348,576	100%	\$ -	\$ 1,548,576
Environmental	\$ 541,000	\$ 541,000	100%	\$ -	\$ 782,000
Utilities	\$ 96,960	\$ 96,960	100%	\$ -	\$ 241,960
Other Maintenance	\$ 791,200	\$ 811,200	98%	\$ 20,000	\$ 1,057,200
Total - Maintenance	\$ 11,258,061	\$ 11,744,794	96%	\$ 486,733	\$ 13,594,174
Total - Uses of Funds	\$ 15,317,091	\$ 15,477,791	99%	\$ 160,701	\$ 17,877,775
Operating Surplus or Deficit	<u>\$ (0)</u>	<u>\$ -</u>		<u>\$ (1)</u>	<u>\$ -</u>
<u>Maintenance Expense by Land Area:</u>					
East Sector	\$1,645,311	\$1,595,359	103%	-\$49,952	\$1,595,359
Northwest Sector	\$2,049,259	\$2,049,259	100%	\$0	\$2,049,259
Northeast Sector	\$1,742,992	\$1,742,992	100%	\$0	\$1,742,992
Sarasota Sector	\$1,775,004	\$1,775,004	100%	\$0	\$1,775,004
Taylor Sector	\$709,515	\$829,500	86%	\$119,985	\$1,315,500
Southeast Sector	\$118,000	\$218,000	54%	\$100,000	\$1,580,000
Other / General Maintenance	\$904,980	\$1,091,680	83%	\$186,700	\$1,093,060
Parks Maintenance	\$2,313,000	\$2,443,000	95%	\$130,000	\$2,443,000
Total	\$11,258,061	\$11,744,794	96%	\$486,733	\$13,594,174

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

EXPENSES		Budget FY2026	ADOPTED Budget FY2027	ADOPTED FY2026 Budget vs. Budget 2025		ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	\$ Change	% Change
Acct#									
NW	NORTHWEST SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL								
	Area identified as to the east of LWR Blvd, north of SR 70, south of SR 64 and west of Lorraine Rd.								
	MASTER LANDSCAPING & IRRIGATION MAINTENANCE CONTRACTS*								
60144	NW Sector - East Contract	283,024	283,024	-	0%	283,024	283,024		0%
60145	NW Sector - West Contract	291,583	291,583	-	0%	291,583	291,583		0%
60113	Kent Lake & Lake Bank Maintenance	60,000	60,000	-	0%	60,000	60,000		0%
60118	Lake Bank mowing	34,000	34,000	-	0%	34,000	34,000		0%
60141	Silver Falls Run	40,000	40,000	-	0%	40,000	40,000	(0)	0%
60146	Crossland Trail	33,000	33,000	-	0%	33,000	33,000		0%
60147	Newhaven Blvd.	35,000	35,000	-	0%	35,000	35,000		0%
	Subtotal Landscape Maintenance Contracts	776,607	776,607	-	0%	776,607	776,607		0%
						39%	39%		0%
	NW NON CONTRACTED LANDSCAPING & IRRIGATION REPAIRS								
60200	Irrigation Repairs	130,000	130,000	-	0%	130,000			0%
60210	Plant replacement	84,000	84,000	-	0%	84,000	130,000		0%
60215	Mulching	105,000	105,000	-	0%	105,000	84,000		0%
60230	Tree Trimming	75,000	75,000	-	0%	75,000	105,000		0%
60231	Other Landscape Maintenance; Non-Contracted, Contingency	125,000	125,000	-	0%	125,000	75,000		0%
	Subtotal Non-Contracted Landscaping	519,000	519,000	-	0%	519,000	519,000		0%
						26%	27%		0%
	NW IRRIGATION FOR MASTER LANDSCAPING								
60250	Monthly Meter Charge	9,192	9,192	-	0%	9,192			0%
60255	Utilization	310,000	310,000	-	0%	310,000			0%
	Subtotal Irrigation	319,192	319,192	-	0%	319,192	319,192		0%
						16%	18%		0%
	NW ENVIRONMENTAL								
60300	Lake maintenance for the lakes outside communities	50,000	50,000	-	0%	50,000			0%
60340	Aquatic Plantings	15,000	15,000	-	0%	15,000			0%
60350	Conservation/Preserve Areas Exotic Species Removal & Maintenance	80,000	80,000	-	0%	80,000	50,000		0%
	Subtotal Environmental	145,000	145,000	-	0%	145,000	145,000		0%
						7%	80.0%		0%
	NW UTILITIES (Estimated via historical usage and projected additional area)								
60400	FLORIDA POWER & LIGHT	900	900	-	0%	900			0%
60420	PEACE RIVER	24,000	24,000	-	0%	24,000			0%
	Subtotal Utilities	24,900	24,900	-	0%	24,900	24,900		0%
						1%	24.9%		0%
	OTHER MAINTENANCE: NW SECTOR								
60610	Stormwater System & Drainage	50,000	50,000	-	0%	50,000			0%
60611	Storm Damage and Clean Up	50,000	50,000	-	0%	50,000			0%
60620	Sanitary Sewer	20,000	20,000	-	0%	20,000	50,000		0%
60640	Hardscapes	40,000	40,000	-	0%	40,000	50,000		0%
60645	Signs	40,000	40,000	-	0%	40,000	20,000		0%
60650	Miscellaneous Maintenance	15,000	15,000	-	0%	15,000	40,000		0%
	Subtotal Other Maintenance	215,000	215,000	-	0%	215,000	215,000		0%
	Central Park Utility Turnover (Central Park Residents Only)	24,780	\$24,780	\$0		24,780	15,000		0%
	Central Park Utility Turnover (Landowner Contribution)	24,780	\$24,780	\$0		24,780	24780		0%
NW	TOTAL NORTHWEST SECTOR (Minus Central Park Utility Turnover)	1,999,699	1,999,699	-	0%	1,999,699	1,999,699	-	0%

EXPENSES		Budget FY2026	ADOPTED Budget FY2027	ADOPTED FY2026 Budget vs. Budget 2025		ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	\$ Change	% Change
Acct#	NE	NORTHEAST SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL							
Area identified as to the east of Lorraine Rd., north of SR 70, south of SR 64 and west to Bourneside.									
MASTER LANDSCAPING & IRRIGATION MAINTENANCE*									
60119	Post Blvd & SR70 Intersection	35,000	35,000	-	0%	35,000	35,000		0%
60130	59th Avenue Lorraine Rd to Post Blvd	6,200	6,200	-	0%	6,200	6,200		0%
60132	Uihlein Road	158,000	158,000	-	0%	158,000	158,000		0%
60134	Lorraine Corners	94,000	94,000	-	0%	94,000	94,000	-	0%
60136	Academic & Lighterwood Trail	45,000	45,000	-	0%	45,000	45,000		0%
60140	44th Ave from Lorraine to Bourneside	155,000	155,000	-	0%	155,000	155,000	-	0%
60145	Post Blvd. from 59th Ave to Rangeland Pkwy.	40,000	40,000	-	0%	40,000	40,000		0%
60146	Uihlein Rd.; 44th Ave. to SR64	50,000	50,000	-	0%	50,000	50,000	-	0%
60147	Rangeland Pkwy.; Uihlein Rd. to Bourneside Blvd.	120,000	120,000	-	0%	120,000	120,000	-	0%
60148	Bourneside Blvd.; Rangeland to SR64	135,000	135,000	-	0%	135,000	135,000	-	0%
60149	Rangeland Pkwy.; Lorraine Rd. to Uihlein Rd.	84,000	84,000	-	0%	84,000	84,000	-	0%
Subtotal Landscape Maintenance Contracts		922,200	922,200	-	0%	922,200	922,200		0%
NE NON CONTRACTED LANDSCAPING & IRRIGATION REPAIRS									
60200	Irrigation Repairs	50,000	50,000	-	0%	50,000			0%
60210	Plant replacement	63,000	63,000	-	0%	63,000			0%
60215	Mulching	84,000	84,000	-	0%	84,000	50,000		0%
60230	Tree Trimming	50,400	50,400	-	0%	50,400	63,000		0%
60231	Other Landscape Maintenance; Non-Contracted, Contingency	83,000	83,000	-	0%	83,000	84,000		0%
Subtotal Non-Contracted Landscaping		330,400	330,400	-	0%	330,400	50,400		0%
						19%	83,000		
NE IRRIGATION FOR MASTER LANDSCAPING									
60250	Monthly Meter Charge	9,192	9,192	-	0%	9,192			0%
60255	Utilization	200,000	200,000	-	0%	200,000			0%
Subtotal Irrigation		209,192	209,192	-	0%	209,192	9,192		0%
						0	209,192		
NE ENVIRONMENTAL									
60300	Lake maintenance for the lakes outside communities	40,000	40,000	-	0%	40,000			0%
60340	Aquatic Plantings	10,000	10,000	-	0%	10,000			0%
60350	Conservation/Preserve Areas Exotic Species Removal & Maintenance	80,000	80,000	-	0%	80,000	40,000		0%
Subtotal Environmental		130,000	130,000	-	0%	130,000	10,000		0%
							80,000		
NE UTILITIES (Estimated via historical usage and projected additional area)									
60420	PEACE RIVER	15,000	15,000	-	0%	15,000			0%
Subtotal Utilities		15,000	15,000	-	0%	15,000	15,000		0%
NE OTHER MAINTENANCE: NE SECTOR									
60610	Stormwater System & Drainage	50,000	50,000	-	0%	50,000			0%
60611	Storm Damage and Clean Up	50,000	50,000	-	0%	50,000			0%
60620	Sanitary Sewer	5,000	5,000	-	0%	5,000	50,000		0%
60640	Hardscapes	10,000	10,000	-	0%	10,000	50,000		0%
60645	Signs	20,000	20,000	-	0%	20,000	5,000		0%
60650	Miscellaneous Maintenance	1,200	1,200	-	0%	1,200	10,000		0%
Subtotal		136,200	136,200	-	0%	136,200	20,000		0%
							1,200		
TOTAL EXPENSES NORTHEAST SECTOR		1,742,992	1,742,992	-	0%	1,742,992	1,742,992		0%

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

EXPENSES		Budget FY2026	ADOPTED Budget FY2027	ADOPTED FY2026 Budget vs. Budget 2025		ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	\$ Change	% Change	
Acct#										
TAYLOR SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL										
Area identified as North of SR70 and East of Bourneside in Manatee County										
TAY	MASTER LANDSCAPING & IRRIGATION REPAIRS CONTRACTS*									
60150	Rangeland - East of Bourneside	100,000	100,000	-		100,000	100,000	-	0%	
60151	44th Avenue East - East of Bourneside	100,000	100,000	-		100,000	100,000	-	0%	
60152	Bourneside - SR 64 to Taylor Creek	130,000	100,000	(30,000)		200,000	200,000	-	0%	
60153	Taylor Landscape Berm	15	150,000	149,985		150,000	200,000	(50,000)	-33%	
						-		-		
Subtotal Landscape Maintenance Contracts		330,015	450,000	119,985		550,000	600,000	(50,000)	-9%	
						30.99%	34%		0%	
TAY	NON CONTRACTED LANDSCAPING & IRRIGATION REPAIRS									
60200	Irrigation Repairs	30,000	30,000	-		50,000	60,000	(10,000)	-20%	
60210	Plant replacement	10,000	10,000	-		30,000	60,000	(30,000)	-100%	
60215	Mulching	10,000	10,000	-		40,000	40,000	-	0%	
60230	Tree Trimming	10,000	10,000	-		30,000	30,000	-	0%	
60231	Other Landscape Maintenance; Non-Contracted, Contingency	20,000	20,000	-		60,000	60,000	-	0%	
Subtotal Non-Contracted Landscaping		80,000	80,000	-		210,000	250,000	(40,000)	-19%	
						11.83%	14.08%		0%	
TAY	IRRIGATION FOR MASTER LANDSCAPING									
60250	Monthly Meter Charge	9,500	9,500	-		9,500	9,500	-	0%	
60255	Utilization	200,000	200,000	-		200,000	200,000	-	0%	
Subtotal Irrigation		209,500	209,500	-		209,500	209,500	-	0%	
						11.80%	11.80%		0%	
TAY	ENVIRONMENTAL									
60300	Lake maintenance for the lakes outside communities			-		45,000	40,000	5,000	11%	
60340	Aquatic Plantings			-		30,000	30,000	-	0%	
60350	Conservation/Preserve Areas Exotic Species Removal & Maintenance	10,000	10,000	-		40,000	40,000	-	0%	
Subtotal Environmental		10,000	10,000	-		115,000	110,000	5,000	4%	
						6.48%	6.20%			
TAY	UTILITIES (Estimated via historical usage and projected additional area)									
60420	PEACE RIVER	10,000	10,000	-		30,000	30,000	-	0%	
Subtotal Utilities		10,000	10,000	-		30,000	30,000	-	0%	
						1.69%	1.69%			
TAY	OTHER MAINTENANCE:									
60610	Stormwater System & Drainage	10,000	10,000	-		50,000	50,000	-	0%	
60611	Storm Damage and Clean Up	50,000	50,000	-		50,000			0%	
60620	Sanitary Sewer			-		6,000	6,000	-	0%	
60640	Hardscapes			-		40,000	50,000	40,000	-	0%
60645	Signs	10,000	10,000	-		40,000	40,000	-	0%	
60650	Miscellaneous Maintenance			-		15,000	15,000	-	0%	
Subtotal		70,000	70,000	-		201,000	201,000	-	0%	
						15%	0.143520171			
TOTAL TAYLOR SECTOR		709,515	829,500	119,985		1,315,500	1,400,500	(85,000)	-6%	

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

Acct#	EXPENSES	Budget FY2026	ADOPTED Budget FY2027	ADOPTED FY2026 Budget vs. Budget 2025		ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	\$ Change	% Change
						90%	8%	0%	
DISTRICT OPERATIONS AND MANAGEMENT APPORTIONED BY EDU's									
A. PERSONNEL									
60724	Operations and Maintenance Management Fee - LWRD Personnel	180,000	180,000	-	0%	180,000	-	180,000	
	Subtotal	180,000	180,000	-	0%	180,000	-	180,000	
B. OPERATIONS									
60725	Uniforms	5,000	5,000	-	0%	5,000	5,000	-	0%
60730	Job Materials	8,000	10,000	2,000	25%	10,000	20,000	(10,000)	-100%
60735	Phone/Radio	8,000	8,000	-	0%	8,000	12,000	(4,000)	-50%
60740	Office Supplies	3,000	3,000	-		3,000	5,000	(2,000)	-67%
60745	Fuel & Oil	20,000	40,000	20,000	100%	40,000	50,000	(10,000)	-25%
60750	Equipment	10,000	60,000	50,000		60,000	10,000	50,000	83%
60755	Tools/Machinery	50,000	60,000	10,000	20%	60,000	50,000	10,000	17%
60760	Supplies	80,000	100,000	20,000	25%	100,000	80,000	20,000	20%
60765	Employment Advertising	-	1,000	1,000		1,000	2,000	(1,000)	-100%
60770	Miscellaneous Maintenance	40,000	40,000	-	0%	40,000	40,000	-	0%
60770	Maintenance Yard	5,000	10,000	5,000		10,000	24,000	(14,000)	-140%
60780	Vehicle R&M	6,000	20,000	14,000	233%	20,000	10,000	10,000	50%
60781	Vehicle	60,000	120,000	60,000		120,000	120,000	-	0%
60790	Waste Management	5,000	1,000	(4,000)	-80%	1,000	5,000	(4,000)	-400%
	Subtotal	300,000	478,000	178,000	59%	478,000	433,000	45,000	9%
C. 60785 COMMUNITY SERVICES PARKS & AMENITIES ADMIN. FEE									
		424,980	\$433,680	\$8,700	2%	\$435,060	\$395,808	39,252	9%
	Total Operations and Management	904,980	1,091,680	186,700	21%	1,093,060	828,808	264,252	24%
PARKS & FACILITIES; APPORTIONED BY EDU'S									
60791	Bob Gardner Park	360,000	390,000	30,000	8%	390,000	360,000	30,000	8%
60792	James L Patton Park	130,000	150,000	20,000	15%	150,000	130,000	20,000	13%
60793	Roger Hill Park	60,000	60,000	-	0%	60,000	60,000	-	0%
60794	Silver Falls Park	30,000	30,000	-	0%	30,000	30,000	-	0%
60795	Waterside Place Park	230,000	350,000	120,000	52%	350,000	230,000	120,000	34%
60796	Town Hall North	98,000	98,000	-	0%	98,000	117,600	(19,600)	-20%
60797	Passive Parks (117th)	15,000	15,000	-	0%	15,000	15,000	-	0%
60798	University LWR Entrance	150,000	200,000	50,000	33%	200,000	150,000	50,000	25%
60800	Tunnel Park	25,000	25,000	-	0%	25,000	25,000	-	0%
60104	CDD Allocation - University Pkwy & Lorraine ROW Maintenance	25,000	25,000	-	0%	25,000	30,000	(5,000)	-20%
60802	GIS Implementation & Maintenance	350,000	350,000	-	0%	350,000	350,000	-	0%
60799	Trails	50,000	50,000	-	0%	50,000	50,000	-	0%
60809	LRSD Headquarters - Initial Purchase & Annual Debt Service	790,000	700,000	(90,000)	0%	700,000	200,000	500,000	71%
	Total Parks	2,313,000	2,443,000	130,000	6%	2,443,000	1,747,600	695,400	28%
	TOTAL MAINTENANCE	11,258,061	11,744,794	386,733	3%	13,594,174	11,303,474	824,700	6%
ADMINISTRATIVE									
70000	Insurance	85,000	100,000	15,000	18%	100,000	100,000	-	0%
70005	Board Supervisors	12,000	12,000	-	0%	12,000	12,000	-	0%
70010	Meeting Advertising	11,060	11,060	-	0%	11,060	20,000	(8,940)	-81%
70030	Engineering & Consulting	140,000	150,000	10,000	7%	150,000	140,000	10,000	7%
70040	Bond Agent Fees (Disclosure)	132,000	132,000	-	0%	132,000	132,000	-	0%
70041	Arbitrage Report	32,250	15,825	(16,425)		15,825	32,250	(16,425)	-104%
70050	Legal Fees	125,000	125,000	-	0%	125,000	125,000	-	0%
70060	Accounting	120,000	120,000	-	0%	120,000	120,000	-	0%
70065	Lien Book and Tax Roll	354,000	361,500	7,500	2%	361,500	425,000	(63,500)	-18%
70070	Annual Audit	30,000	35,000	5,000	17%	35,000	50,000	(15,000)	-43%
70080	Trustee	156,000	220,051	64,051	41%	220,051	156,000	64,051	29%
70090	Manager	200,000	200,000	-	0%	200,000	200,000	-	0%
70120	Postage	1,500	1,500	-	0%	1,500	3,000	(1,500)	-100%
70150	Office Supplies	1,500	1,500	-	0%	1,500	1,500	-	0%
70160	Other Current Charges	5,000	5,000	-	0%	5,000	10,629	(5,629)	-113%
70170	Dues, Licenses, Subscriptions, Training	60,000	60,000	-	0%	60,000	60,000	-	0%
70180	Payroll & Payroll Tax Expense	1,569,411	1,680,521	111,110	7%	2,221,625	2,088,294	133,331	6%
70182	Cell Phone	1,000	1,500	500		3,000	3,000	-	0%
70183	Healthcare	-	-	-		-	-	-	0%
70185	Defined Employee Contribution Plan	38,000	38,000	-	0%	46,000	46,000	-	0%
	TOTAL ADMINISTRATIVE	3,073,721	3,270,457	196,736	6%	3,821,061	3,724,673	96,388	3%
	RESERVES	985,308	462,540	(522,768)		462,540	985,308	(522,768)	-113%
	EXPENSES GRAND TOTAL	15,317,091	15,477,791	60,701	0%	17,877,775	16,013,455	398,320	2%

Acct#

EXPENSES

	Budget FY2026	ADOPTED Budget FY2027	ADOPTED FY2026 Budget vs. Budget 2025		ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	\$ Change	% Change
REVENUES - % FROM PLATTED LOTS					100%	100%		0%
ASSESSMENTS FROM PLATTED LOTS ^b	13,561,126	14,013,543	452,417	3%	17,877,775	16,013,455	1,864,320	10%
ASSESSMENTS FROM UNPLATTED	152,030	\$495,489	343,459	226%			-	
LANDOWNER CONTRIBUTIONS (A) & CENTRAL PARK UTILITY TRANSFER	918,155	872,979	(45,176)	-5%			-	
CARRY FORWARD (HQ)	590,000		(590,000)	0%				
CENTRAL PARK UTILITY TRANSFER - ADDITIONAL ASSESSMENT CENTRAL								
PARK RESIDENTS	24,780	\$24,780	-	0%				
TRANSFER FROM RESERVES	60,000	60,000	-	0%				
INTEREST INCOME	10,000	10,000	-	0%			-	
OTHER INCOME (PARK RENTAL FEES)	1,000	1,000	-	0%			-	
TOTAL	15,317,091	15,477,791	160,700	1%	17,877,775	16,013,455	1,864,320	10%
			TOTAL CHANGE VS. PRIOR YEAR			1,864,320		
OPERATING SURPLUS (DEFICIT)	0	0	99,999		0	0	1,466,000	

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

^aLandscape contracts are inclusive of turf maint., shrub & ornamental tree maint., bed maint., and irrigation system programming and inspection. Contracts are not inclusive of palm and canopy tree pruning, mulch, annuals or irrigation repairs.

^bBuildout assessments budget includes a cushion to account for county administration and collection fees equating to 3% and up to 4% for discounts aloud.

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

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

	2026 BUDGET	ADOPTED BUDGET 2027	UNITS	AVG. PER UNIT	ESTIMATED BUILDOUT BUDGET	UNITS	AVG. PER UNIT	PRIOR YEAR	CHANGE VS. PRIOR YEAR
SOURCES OF FUNDS									
ASSESSMENTS - PLATTED PARCELS	\$13,561,126	\$14,013,543	27,147	\$516	\$17,877,775		\$569	\$511	\$58
E						31,433			
NW									
NE									
SRQ									
TAY									
SE									
ASSESSMENTS - UNPLATTED LAND	\$152,030	\$495,489			\$0				
E									
NW									
NE									
SRQ									
TAY									
SE									
LANDOWNER CONTRIBUTIONS - SMR	\$918,155	\$872,979			\$0				
E									
NW									
NE									
SRQ									
TAY									
SE									
PARK RENTAL FEES	\$1,000	\$1,000							
TOTAL SOURCES	\$14,632,311	\$15,383,011	27,147	\$516	\$17,877,775		\$569	\$511	\$58
E						31,433			
NW									
NE									
SRQ									
TAY									
SE									
USES OF FUNDS			Variance	Variance Notes:					
EAST SECTOR	\$1,645,311	\$1,595,359	-\$49,952		1,595,359	3,986	\$400	\$407	(\$7)
NORTHWEST SECTOR	\$1,999,699	\$1,999,699	\$0		1,999,699	8,855	\$226	\$227	(\$1)
NORTHEAST SECTOR	\$1,742,992	\$1,742,992	\$0		1,742,992	10,920	\$160	\$173	(\$13)
SARASOTA SECTOR	\$1,775,004	\$1,775,004	\$0		1,775,004	3,984	\$446	\$453	(\$7)
TAYLOR SECTOR	\$709,515	\$829,500	\$119,985	Homesite construction has not begun in the majority of the Southeast Sector and Monterey is the only neighborhood with approved plats as of May 1, 2026, therefore that sector will not be allocated any general expenses within the 2026/27 budget. The total units used for allocation of general expenses does not include the Southeast units. There are no platted units to be charged. The builders will be charged a per acre assessment, and the Landowner (SMR) will fund the remaining budgeted expenses plus a 10% admin fee. Once units are platted, the Southeast Sector will be added with full per unit.	1,315,500	3,688	\$357	\$169	\$188
SOUTHEAST SECTOR	2,000	218,000	\$216,000		1,580,000	4,508	\$350	\$0	\$350
OPERATIONS & MANAGEMENT	\$529,560	\$707,560	\$178,000		658,000	31,433	\$21	\$15	\$6
COMM. SERV. MGMT. FEE	\$424,980	\$433,680	\$8,700		435,060	31,433	\$14	\$15	(\$1)
PARKS	\$2,313,000	\$2,443,000	\$130,000		2,443,000	31,433	\$78	\$58	\$20
GENERAL RESERVES	\$985,308	\$462,540	-\$522,768		462,540	31,433	\$15	\$13	\$2
ADMINISTRATIVE	\$3,073,721	\$3,270,457	\$196,736		3,821,061	31,433	\$122	\$105	\$17
TOTAL USES	\$15,201,090	\$15,477,791	\$276,701		\$ 17,828,215	31,433	\$567	\$377	\$190
NET ADDITION TO FUND BALANCE	-\$568,779	-\$94,780							
USES CHANGE VS PRIOR YEAR		\$276,701							
PERCENTAGE CHANGE		2%							
Assessment Maximum Caps									
\$ 3,223.00									
\$ 3,208.00									
\$ 3,234.00									
\$ 3,781.00									
NET ASSESSMENT PER UNIT BY SECTOR:									
						AVG. PER UNIT	PRIOR YEAR	Variance	
EAST SECTOR TOTAL						\$649	\$645	\$4	1%
NORTHWEST SECTOR TOTAL						\$475	\$458	\$17	4%
NORTHEAST SECTOR TOTAL						\$408	\$394	\$14	4%
SARASOTA SECTOR TOTAL						\$694	\$678	\$16	2%
TAYLOR SECTOR TOTAL						\$606	\$612	(\$6)	-4%
SOUTHEAST SECTOR TOTAL						\$599	\$29	\$570	
AVG. PER UNIT									
PRIOR YEAR									
7% GROSS UP:									
\$694									
\$508									
\$437									
\$743									
\$648									
\$641									

Current year per unit assessments are the projected amount of the per unit annual assessments at buildout. The per unit annual assessment at buildout is based on estimated EDU's at buildout and acres within the District. Please see detail schedules on both and please note the following:

BUILDOUT AMOUNTS ARE ESTIMATES BASED ON INFORMATION AT THE TIME OF THIS SCHEDULE USING NEW BUDGET YEAR \$.

ACTUAL BUILDOUT AMOUNTS MAY BE SIGNIFICANTLY DIFFERENT FROM THE AMOUNTS SHOWN ABOVE DUE TO CHANGES IN LAND PLANS, EDU's, INFLATION

Northwest Sector average per unit does not reflect the utility transfer additional assessment that will be applied to the Central Park assessments only.

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

ESTIMATED EDU'S	PROJECTED BUILDOUT EDU'S				% OF TOTAL	PLATTED AS OF MAY 2026				% OF TOTAL	W/IN SECTOR %S	Revenue based on # of EDU			
	AS OF MAY 2026					BUDGET YEAR EDU'S						ASSESSMENTS			
	RES UNITS	RES EDU	COMM EDU	TOTAL		RES UNITS	RES EDU	COMM	TOTAL			PER EDU	REVENUE TOTAL	PRIOR YEAR	VAR
EAST SECTOR															
LAKE CLUB - SF - Phase 1 & 2	327	327		327	0.91%	327	327		327	1.20%	8%		212,227	211,049	
LAKE CLUB - SF - Phase 3 (Stock)	68	68		68	0.19%	68	68		68	0.25%	2%		44,133	43,888	
LAKE CLUB - SF - Phase 4 - Stock Development - Genoa	308	308		308	0.86%	308	308		308	1.13%	8%		199,895	198,787	
CC EAST - SF	1,262	1,262		1,262	3.51%	1,262	1,262		1,262	4.65%	32%		819,052	813,863	
CC EAST - MF - "Clubside"	92	46		46	0.13%	92	46		46	0.17%	1%		29,855	29,689	
CCE EAST GOLF COURSE			18	18	0.05%			18	18	0.07%	0%		11,682	11,617	
DEL WEBB - Pulte Homes	1,286	1,286		1,286	3.58%	1,286	1,286		1,286	4.74%	33%		834,628	829,999	
The Isles, Toll Brothers	450	450		450	1.25%	450	450		450	1.66%	11%		292,055	290,435	
Monarch Acres	8	8		8	0.02%	8	8		8	0.03%	0%		5,192	5,163	
Trinity Enterprise Holdings, Inc - ID 588602309 - 69.65 acres			40	40	0.11%				0	0.00%	0%		0	0	
Schroeder Manatee Ranch - ID 588605159 - Corp HQ Building			12.96	12.96	0.04%			12.96	12.96	0.05%	0%		8,411	8,365	
NE Corner of Lorraine & Upkwy:															
Real Sub LLC (Publix) - ID 588601559 - 60,320 sq ft			24.1	24.1	0.07%			24.13	24	0.09%	1%		15,659	15,572	
Real Sub LLC (Libby's, UPS, Dunkin) - ID 588601459 - 16,950 sq ft			6.8	6.8	0.02%			6.78	7	0.02%	0%		4,400	4,376	
PRD Real Estate LLC (Dental) - ID 588600979 - 3,924 sq ft			1.57	1.57	0.00%			1.57	2	0.01%	0%		1,019	1013	
Real Sub, LLC (Bank)- ID 588601509 - 4,000 sq ft			1.6	1.6	0.00%			1.60	2	0.01%	0%		1,038	1033	
Stillwater, TPG AG EHC III (LEN) MULTISTATE2 LLC #586100659 & #58618485	105	105		105	0.29%	105	105		105	0.39%	3%		68,146	0	
Waterbury Park - SW corner of Masters & Bournside	21	21		21	0.06%	21	21		21	0.08%	1%		13,629	13,554	
SUBTOTAL	3,927	3,881	105	3,986	11.09%	3,927	3,881	65	3,946	14.54%	100%	\$649	\$2,561,022	\$2,478,403	\$82,619
NW SECTOR															
CENTRAL PARK	826	826		826	2.30%	826	826		826	3.04%	10%		392,018	378,454	
EQUITABLE NATIONAL PROPERTY COMPANY LLC ID #579600989 - 16.16acres			40	40	0.11%				0	0.00%	0%		0	0	
EQUITABLE NATIONAL PROPERTY COMPANY LLC, CENTRAL PARK Commercial - ID #579625759 - 3.25 acres			10	10	0.03%				0	0.00%	0%		0	0	
Lakewood Center South / NW Sector:															
ESPLANADE - SF	954	954		954	2.65%	954	954		954	3.51%	12%		452,766	437,101	
ESPLANADE- MF (Townhomes)	296	148		148	0.41%	296	148		148	0.55%	2%		70,240	67,810	
BRIDGEWATER - Lennar Homes	275	275		275	0.77%	275	275		275	1.01%	3%		130,514	125,999	
HARMONY - SF	142	142		142	0.40%	142	142		142	0.52%	2%		67,393	65,061	
HARMONY - MF (Townhomes)	535	268		268	0.74%	535	268		268	0.99%	3%		126,955	122,562	
LOST CREEK APARTMENTS	264	132		132	0.37%	264	132		132	0.49%	2%		62,647	62,312	
CREEKSIDE APARTMENTS	256	128		128	0.36%	256	128		128	0.47%	2%		60,749	58,647	
LUXE APARTMENTS - Davis Development-Parcel J	237	119		119	0.33%	237	119		119	0.44%	1%		56,240	54,294	
PALISADES (DR Horton)	150	150		150	0.42%	150	150		150	0.55%	2%		71,190	68,727	
WHITE EAGLE PLAZA, Micaso, LLC (Parcel K) - 1.23 acres #579900709			4	4	0.01%		0	3.89	4	0.01%	0%		1,846	1,782	
ANTIGUA, BB Living Site, - 50.67 acres, ID #583250309	192	192		192	0.53%	192	192		192	0.71%	2%		91,123	87,970	
WOODY's, WWS 21 003 SILVER PALMS LLC, (Parcel M) - ID#579900909			1	1	0.00%		0	1.14	1	0.00%	0%		539	520	
CNL BRADENTON SAVANNA LLC #579902589			1	1	0.00%		0		0	0.00%	0%		0	0	
SOUTHEASTERN GUIDE DOGS INC - ID #583208309			2	2	0.01%		2		2	0.01%	0%		948	0	
RENATA APARTMENTS, Ryan Companies - ID #583202909 Parcels L to O	502	251		251	0.70%	502	251		251	0.92%	3%		119,124	115,002	
AURORA	247	247		247	0.69%	247	247		247	0.91%	3%		117,226	113,170	
Parcel "H" - Rangeland & Lorraine					0.00%		0		0	0.00%	0%		0	0	
CHALLAIS	35	35			0.00%	0	0			0.00%	0%		0	0	
CORE (within LWCS):															
The Green - Lot 1 - ID #583207059 - JMM Lakewood Ranch LLC - 44,330 sq ft			2.95	2.95	0.01%			2.95	2.95	0.01%	0%		1,398	1,350	
The Green - Lot 2 - ID #583207109 - Apple East Holdings LLC - 2762 sq ft			1.10	1.10				1.10	1.10	0.00%	0%		524	506	
The Green - Lot 3 - ID #583207159 - Lakewood Ranch Owner LP - 7,125 sq ft			2.85	2.85				2.85	2.85	0.01%	0%		1,353	1,306	
The Green - Lot 4 - ID #583207209 - Santa Cruz Riverfront, LLC			2.00	2.00				2.00	2.00	0.01%	0%		949	916	
The Green - Lot 5 - ID #583207259 - RUBY PROPERTY LLC - 4,114 sq ft			1.65	1.65				1.65	1.65	0.01%	0%		781	754	
CVS The Green Lot 6 - ID #583207329 - LN Properties CV, LLC - 13,727 sq ft			5.49	5.49				5.49	5.49	0.02%	0%		2,606	2,516	
The Green - Lot 7 - ID #583207359 - DOHENY DRIVE PROPERTIES LLC			2.81	2.81				2.81	2.81	0.01%	0%		1,333	1,287	
The Green - Lots 8 & 9 are Parking Lots - 583208159 & 583208109															
The Green - Lot 10 - ID #583207509 - Lakewood Ranch Owner LP - 44,330 sq ft			17.73	17.73				17.73	17.73	0.07%	0%		8,416	8,124	
The Green - Lot 11 - ID #583207559 - Lakewood Ranch Owner LP - 25,170 sq ft			10.07	10.07				10.07	10.07	0.04%	0%		4,778	4,613	
The Green - Lot 12 - ID #583207609 - Lakewood Ranch Owner LP - 33,971 sq ft			13.59	13.59				13.59	13.59	0.05%	0%		6,449	6,226	
THE RESIDENCES, 11645 MONUMENT LLC Tavistock - ID #583207459	300	150		150	0.42%	300	150		150.00	0.55%	2%		71,190	68,727	
MERCEDES SCIENTIFIC, Bridgehouse Holdings - ID# 583202609 - 55,010 sq ft			22.00	22.00	0.06%			22.00	22.00	0.08%	0%		10,443	10,082	
LWR MOB (Optimal Outcomes) - ID #583204509 - 47,803 sq ft			19.12	19.12	0.05%			19.12	19.12	0.07%	0%		9,075	8,761	
MC SHERIFF OFFICE - ID#583207409 - SMR North 70 LLC - 3,182 sq ft			1.27	1.27	0.00%			1.27	1.27	0.00%	0%		604	583	
LWR PREPARATORY ACADEMY, Red Apple at LWR, LLC; ID# 583204809			47.06	47.06	0.13%			47.06	47.06	0.17%	1%		22,333	21,561	
ORLANDO HEALTH, INC #583204859			260.00	260.00	0.72%					0.00%	0%		0	0	
CNL BRADENTON CROSSLAND LLC, Unit 1 Outback #583208859			1.90	1.90	0.01%			1.90	1.90	0.01%	0%		902	871	
CNL BRADENTON CROSSLAND LLC, Unit 2 Aldi #583208909			7.77	7.77				7.77	7.77	0.03%	0%		3,689	0	
CNL BRADENTON CROSSLAND LLC, Unit 3 Autozone #583208959			2.95	2.95				2.95	2.95	0.01%	0%		1,401	1,353	
CNL BRADENTON CROSSLAND LLC, Unit 4 Dental #583209009			1.68	1.68				1.68	1.68	0.01%	0%		797	770	
CNL BRADENTON CROSSLAND LLC, Unit 5 #583209059			1.00	1.00					0.00	0.00%	0%		0	0	
OAKCREST PROPERTIES OF FL LLC #583208609			7.00	7.00				7.00	7.00	0.03%	0%		3,322	0	
CORE RE II LLC #583204959			20.00	20.00						0.00%	0%		0	0	
CCM CORE SILVER FALLS LLC #583208559			48.00	48.00						0.00%	0%		0	0	
EMERSON LAKES LLC #583208709, Phase 1	702	351		351.00		702	351		351	1.29%	4%		166,584	160,820	
EMERSON LAKES LLC #583208759 & #583208659, Phase 2	360	180		180.00						0.00%	0%		0	0	
MANATEE WAREHOUSES 2 LLC #583204909			12.00	12.00						0.00%	0%		0	0	
Lakewood Center North 1 - "Commercial Units":															
The Summit, CPF LIVING COMMUNITIES III LAKEWOOD RANCH LLC - ID #583206809	171	86		85.50	0.24%	171	86		85.50	0.31%	1%		40,578	39,174	
QATT LLC, Parcel G - ID #583206809			10.00	10.00	0.03%		0	0.00	0.00	0.00%	0%		0	0	
RANGELAND OFFICE PARK LLC, Parcel G - ID #583206759			10.00	10.00	0.03%		0	0.00	0.00	0.00%	0%		0	0	
PRIMROSE, EF LWR NORTH LLC- ID #583206709 - 12,236 sq ft			4.89	4.89	0.01%		0	4.89	4.89	0.02%	0%		2,323	2,243	
INTERCOASTAL MEDICAL, Rangeland MOB 11 - Units 6&7 -ID #583206179	</														

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

ESTIMATED EDU'S	PROJECTED BUILDOUT EDU'S				% OF TOTAL	PLATTED AS OF MAY 2026				% OF TOTAL	W/IN SECTOR %S	Revenue based on # of EDU			
	AS OF MAY 2026					BUDGET YEAR EDU'S						ASSESSMENTS			
	RES UNITS	RES EDU	COMM EDU	TOTAL		RES UNITS	RES EDU	COMM	TOTAL			PER EDU	REVENUE TOTAL	PRIOR YEAR	VAR
	RES UNITS	RES EDU	COMM EDU	TOTAL		RES UNITS	RES EDU	COMM	TOTAL			PER EDU	REVENUE TOTAL	PRIOR YEAR	VAR
Lakewood Center North:															
ARBOR GRANDE - Standard Pacific - SF	183	183		183	0.51%	183	183		183	0.67%	2%		86,851	83,846	
ARBOR GRANDE - Standard Pacific - MF	122	61		61	0.17%	122	61		61	0.22%	1%		28,950	27,949	
MALLORY PARK - Divosta Homes - SF	379	379		379	1.05%	379	379		379	1.40%	5%		179,873	173,649	
MALLORY PARK - Divosta Homes - MF	38	19		19	0.05%	38	19		19	0.07%	0%		9,017	8,705	
Northland Echo Lake LLD (ECHO LAKE APARTMENTS) ID 579902459	360	180		180	0.50%	360	180		180	0.66%	2%		85,428	82,472	
INDIGO - Neal Homes	555	555		555	1.54%	555	555		555	2.04%	7%		263,402	254,746	
SAVANNAH - Meritage Homes	475	475		475	1.32%	475	475		475	1.75%	6%		225,434	217,634	
Woodleaf Hammock - Homes by Towne - SF	91	91		91	0.25%	91	91		91	0.34%	1%		43,188	41,694	
Woodleaf Hammock - Homes by Towne - MF	162	81		81	0.23%	162	81		81	0.30%	1%		38,442	37,112	
Estia Apartments - ID 567811159	230	115		115	0.32%	230	115		115	0.42%	1%		54,579	52,690	
SUMMERHOUSE APARTMENTS,PR II/LIV - ID #580075059	257	129		129	0.36%	257	129		129	0.47%	2%		60,986	58,876	
ABC Properties LTD - ID 580075109			4	4	0.01%		0	4.39	4	0.02%	0%		2,084	2,012	
Circle K Stores Inc - ID 580075159			2	2	0.01%		0	2.16	2	0.01%	0%		1,024	989	
CBH Properties Bradenton LLC - ID 580075359			2	2	0.01%			2.12	2	0.01%	0%		1,004	970	
JORDAN/DASHER- ID 580075309			2	2	0.01%				0	0.00%	0%		0	0	
Auto Zone, DMP RENTALS PARTNERSHIP - ID 580075209			3	3	0.01%			2.90	3	0.01%	0%		1,375	1,328	
Popeyes, INVESTMENTS AAB TWO LLC- ID 580075259			1	1	0.00%			1	1	0.00%	0%		387	374	
PUBLIX, REAL SUB LLC - ID #580091309			23	23	0.06%			23.10	23	0.09%	0%		10,964	10,585	
Culvers, S&L Properties Lakewood Ranch LLC - ID #580091059			2	2	0.01%			1.83	2	0.01%	0%		870	840	
Panda Express, CFT NV DEVELOPMENTS LLC - ID #580091109			1	1	0.00%			1.04	1	0.00%	0%		495	916	
5/3 Bank, REAL SUB LLC - ID #580091159			1	1	0.00%			0.76	1	0.00%	0%		360	347	
REAL SUB LLC - ID #580091209			3	3	0.01%			2.62	3	0.01%	0%		1,245	1,202	
LEGACY LIFE INVESTMENTS LL - ID #580091259			2	2	0.01%			1.81	2	0.01%	0%		860	830	
Wendy's, CNL BRADENTON WHITE EAGLE WEST LLC - ID #579910659			1	1	0.00%			0.87	1	0.00%	0%		414	442	
CNL BRADENTON POPE LLC - ID #579913559			1	1	0.00%			0.00	0	0.00%	0%		0	0	
Mavis, SILVA FERNANDO & SILVA, LUCIA V #579913609			3	3	0.01%			2.76	3	0.01%	0%		1,308	0	
CNL BRADENTON POPE LLC - ID #579913659			1	1	0.00%			0.00	0	0.00%	0%		0	0	
CNL BRADENTON POPE LLC - ID #579913759			1	1	0.00%			0.00	0	0.00%	0%		0	0	
CNL BRADENTON POPE LLC - ID #579913809			10	10	0.03%			0.00	0	0.00%	0%		0	0	
CNL BRADENTON POPE LLC - ID #579913709			1	1	0.00%			0.00	0	0.00%	0%		0	0	
CNL BRADENTON POPE LLC - ID #579910619			10	10	0.03%			0.00	0	0.00%	0%		0	0	
The Oasis at Manatee River LLC (Picerne) - ID 579900609	292	146		146	0.41%	292	146		146	0.54%	2%		69,291	66,894	
"Artesia" - TI Investors of LWR South LLC - HBT Parcel U - ID 579989679	215	108		108	0.30%	215	108		108	0.40%	1%		51,019	49,254	
"Vida" - TI Investors of LWR North LLC - HBT Parcel U - ID 579989659	304	152		152	0.42%	304	152		152	0.56%	2%		72,139	69,643	
Avalon Woods, NW Corner of 44th & Lorraine - NVR/Ryan Homes - SF Attached	122	122		122	0.34%	122	122		122	0.45%	1%		57,901	55,898	
Avalon Woods, NW Corner of 44th & Lorraine - NVR/Ryan Homes - SF	217	217		217	0.60%	217	217		217	0.80%	3%		102,988	99,424	
Amber Creek, NW Corner of 44th & White Eagle #580134209 -Parcel Y	84	84		84	0.23%	84	84		84	0.31%	1%		39,866	38,487	
Buisness Park & Commerce Park:															
Harrod Properties															
MDH F1 BRADENTON 1 LLC - ID #567813009 - 60,810 sq ft			24	24	0.07%			24.32	24	0.09%	0%		11,544	11,145	
MDH F1 BRADENTON 1 LLC - ID #567810859 - 60,810 sq ft			24	24	0.07%			24.32	24	0.09%	0%		11,544	11,145	
MDH F1 BRADENTON 1 LLC - ID #567813159 - 60,810 sq ft			24	24	0.07%			24.32	24	0.09%	0%		11,544	11,145	
MDH F1 BRADENTON 1 LLC - ID #567813209 - 60,810 sq ft			24	24	0.07%			24.32	24	0.09%	0%		11,544	11,145	
MDH F1 BRADENTON 1 LLC - ID #567813059 - 100,270 sq ft			40	40	0.11%			40.11	40	0.15%	0%		19,035	18,377	
MDH F1 BRADENTON 1 LLC - ID #567810909 - 100,270 sq ft			40	40	0.11%			40.11	40	0.15%	0%		19,035	18,377	
GATEWOOD CORPORATE CENTER COMMERCIAL CONDOMINIUM O, Building 7 - ID #567814009			24	24	0.07%			24.32	24	0.09%	0%		11,544	11,145	
WSI LAND HOLDINGS LLC, ID #567810959			71	71	0.20%			71.28	71	0.26%	1%		33,829	32,658	
Business Park															
Midgard Self Storage - ID #579102909 - 6 buildings = total 89,450 sq ft			35.78	35.78	0.10%			35.78	35.78	0.13%	0%		16,981	16,394	
Ungabungawunga - ID #579102409			3.60	3.60	0.01%			3.60	3.60	0.01%	0%		1,709	1,649	
BRADENTON AUTO HOLDINGS LLC - ID#579102609			3.64	3.64	0.01%			3.64	3.64	0.01%	0%		1,728	1,668	
SOLUTIONS BUSINESS PLAZA CONDOMINIUM OWNERS- ID #579104509			4.00	4.00	0.01%			4.00	4.00	0.01%	0%		1,898	1,833	
Sorrentino - ID# 579104209			2.07	2.07	0.01%			2.07	2.07	0.01%	0%		981	947	
IPOOP Palace - ID 579101209			4.00	4.00	0.01%			4.00	4.00	0.01%	0%		1,898	1,833	
KW Realty - ID#579101259 - 2 buildings = 22,067 sq ft			8.83	8.83	0.02%			8.83	8.83	0.03%	0%		4,189	4,044	
SCI Funeral Services of FL - ID 579102659			2.68	2.68	0.01%			2.68	2.68	0.01%	0%		1,272	1,228	
BRADENTON MEDICAL LLC - ID 579103559			3.81	3.81	0.01%			3.81	3.81	0.01%	0%		1,810	1,748	
BRADENTON MEDICAL LLC - ID 579103609			4.11	4.11	0.01%			4.11	4.11	0.02%	0%		1,950	1,882	
LWRG Developments LLC - ID 579102959			7.27	7.27	0.02%			7.27	7.27	0.03%	0%		3,451	3,331	
HONORABLE ROSE LLC - ID 579101159			4.11	4.11	0.01%			4.11	4.11	0.02%	0%		1,953	1,885	
Gray Bella - ID 579101409			7.13	7.13	0.02%			7.13	7.13	0.03%	0%		3,384	3,267	
CROWN BUILDING GROUP LLC, #579102159			2.52	2.52	0.01%			2.52	2.52	0.01%	0%		1,194	1,152	
KGJ Sarasota LLC - ID 579102459			4.94	4.94	0.01%			4.94	4.94	0.02%	0%		2,344	2,262	
Bearing Point Construction - ID 579102209			.82	.82	0.00%			0.82	0.82	0.00%	0%		390	376	
Iriss Group Property Holdings - ID 579102309			17.98	17.98	0.05%			17.98	17.98	0.07%	0%		8,532	8,237	
CROWN BUILDING GROUP LLC- ID 579102059			4.00	4.00	0.01%			0.00	0.00	0.00%	0%		0	0	
American Land Resources - ID 579101459			6.38	6.38	0.02%			6.38	6.38	0.02%	40%		3,030	2,925	
4816 Lena LLC - ID 579102109			5.28	5.28	0.01%			5.28	5.28	0.02%	0%		2,		

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

ESTIMATED EDU'S													Revenue based on # of EDU			
PROJECTED BUILDOUT EDU'S					% OF TOTAL	PLATTED AS OF MAY 2026				% OF TOTAL	W/IN SECTOR %S	ASSESSMENTS				
AS OF MAY 2026						BUDGET YEAR EDU'S						PER EDU	REVENUE TOTAL	PRIOR YEAR	VAR	
RES UNITS	RES EDU	COMM EDU	TOTAL		RES UNITS	RES EDU	COMM	TOTAL	EDU	TOTAL	YEAR					4%
NE SECTOR																
LAKEWOOD NATIONAL - Lennar Homes	1,576	1,576		1,576	4.38%	1,576	1,576		1,576	5.81%	16%		643,623	620,503		
POLO RUN - Lennar Homes	423	423		423	1.18%	423	423		423	1.56%	4%		172,749	166,544		
Azario - Taylor Morrison - SF	1,941	1,941		1,941	5.40%	1,941	1,941		1,941	7.15%	19%		792,685	758,698		
CRESSWIND - Kolter	649	649		649	1.81%	649	649		649	2.39%	7%		265,045	255,524		
SOLERA - DR Horton	672	672		672	1.87%	672	672		672	2.48%	7%		274,438	264,580		
Lorraine Lakes - Lennar Homes - SF	1,362	1,362		1,362	3.79%	1,362	1,362		1,362	5.02%	14%		556,227	536,247		
Palm Grove* - Neal Communities - SF	1,011	1,011		1,011	2.81%	345	345		345	1.27%	3%		140,895	135,833		
Sapphire Point - Pulte Homes	451	451		451	1.25%	451	451		451	1.66%	5%		184,184	177,568		
Sweetwater - MI Homes	502	502		502	1.40%	502	502		502	1.85%	5%		205,012	197,647		
Star Farms - Forestar - SF	1,500	1,500		1,500	4.17%	1,500	1,500		1,500	5.53%	15%		612,585	590,580		
NAP MCEAST LLC, Parcel 2, Chipolte, ID# 576001359			.32	.32	0.00%			.32	0.32	0.00%	0%		130	9,607		
NAP MCEAST LLC, Parcel 3, Chase ID# 576001409			.40	.40				.40	0.40	0.00%	0%		164	0		
WMG ACQUISITIONS LLC, Heartland Dental, ID# 576001459			.57	.57				.57	0.57	0.00%	0%		232	0		
NAP MCEAST LLC, Publix, ID# 576001509			8.13	8.13	0.02%			8.13	8.13	0.03%	0%		3,322	0		
BB Living at LWR, SOUTHWEST FLORIDA BUILD TO RENT II LLC, Parcel J																
East- SFA & SFD	159	159		159	0.44%	159	159		159	0.59%	2%		64,934	62,601		
ALBATROS 64 PARTNERS LLC #570300709			78	78												
CNL BRADENTON UIHLEIN SR 70 LLC, #585400469			32	32												
FUTURE Apartments, DD LR PJ I LLC #576000959	600	300		300	0.83%	300	150		150	0.55%	2%		61,259	0		
Lorraine & SR70 - NE Corner:																
Publix + 3 outparcels PUBLIX SUPER MARKETS INC - ID# 582200619			31	31	0.09%			30.76	30.76	0.11%	0%		12,560	12,627		
McDonalds, PUBLIX SUPER MARKETS INC ID#582200629			1.52	1.52	0.00%			1.52	1.52	0.01%	0%		621	0		
Oasis Apartments - ID#58202859	254	127		127	0.35%	254	127		127	0.47%	1%		51,866	50,002		
Big Jim Self Storage - ID #582202059			55.91	55.91	0.16%			55.91	55.91	0.21%	1%		22,831	22,011		
Bayside Pet Resort - ID #582202109 - 15,456 sq ft			6.18	6.18	0.02%			6.18	6.18	0.02%	0%		2,525	2,434		
JK Investment - ID #582202169			7.42	7.42	0.02%			7.42	7.42	0.03%	0%		3,028	2,920		
MAVIS TIRE, P & D INVESTMENTS IV LLC - ID 582203109			4.02	4.02	0.01%			4.02	4.02	0.01%	0%		1,641	1,582		
JK INVESTMENTS OF LWR LLC - ID #582203159			4.00	4.00	0.01%				.00	0.00%	0%		0	0		
TACO BELL, NHRCT, LLC - ID #582203209 - 3224 sq ft			1.29	1.29	0.00%			1.29	1.29	0.00%	0%		527	508		
GARNET TRAIL COM PARK LLC - Lot 5 - ID #582202259			12.00	12.00	0.03%				.00	0.00%	0%		0	0		
Daycare #582310259			4.74	4.74	0.01%			4.74	4.74	0.02%	0%		1,935	0		
SUBTOTAL	11,100	10,673	247	10,920	30.38%	10,134	9,857	121	9,978	36.76%	4%	\$408	\$4,075,017	\$3,868,017	\$207,000	
5%																
SARASOTA																
FUTURE SINGLE FAMILY					0.00%				0	0.00%	0%		0	0		
FUTURE MULTI FAMILY					0.00%				0	0.00%	0%		0	0		
SHOREVIEW - Pulte - All SF	300	300		300	0.83%	300	300		300	1.11%	8%		208,285	203,415		
LAKEHOUSE COVE - Homes by Towne - SF	626	626		626	1.74%	626	626		626	2.31%	17%		434,622	424,459		
B9 Adley Owner (Davis Apts) - ID #0191010003	299	150		150	0.42%	299	150		150	0.55%	4%		103,796	101,368		
Waterside Place, LLC - ID#0195010002			48	48	0.13%	0		48.48	48	0.18%	1%		33,658	32,870		
Botanic Apt West, 1450 Pine Warbler Owner, LLC - ID #0193010004	208	104		104	0.29%	208	104		104	0.38%	3%		72,206	70,517		
Botanic Apt East, 1450 PINE WARBLER OWNER LLC - ID #0193010005	112	56		56	0.16%	112	56		56	0.21%	2%		38,880	37,971		
DD Waterside TH, LLC (Davis Town Homes) - ID #195010003	21	11		11	0.03%	21	11		11	0.04%	0%		7,290	7,120		
OLANA, DD Waterside III, LLC - ID #0193010011	242	121		121	0.34%	242	121		121	0.45%	3%		84,008	82,044		
The Row, DD Waterside II, LLC (Davis Apts) - ID #0195010004	301	151		151	0.42%	301	151		151	0.55%	4%		104,490	102,046		
The Alcove - Neal Signature Homes, LLC ID 0193010008	47	47		47	0.13%	47	47		47	0.17%	1%		32,631	31,868		
Nautique - HBT At Waterside LLC - ID #0193010007	222	222		222	0.62%	222	222		222	0.82%	6%		154,131	150,527		
The Tides - TI Investors of LWR - ID 0193010010	366	183		183	0.51%	366	183		183	0.67%	5%		127,054	124,083		
Emerald Landing - CND Lakewood Ranch LLC - ID #0193010009	193	193		193	0.54%	193	193		193	0.71%	5%		133,997	130,864		
Emerald Landing Phase 2 - CND Lakewood 2 - ID #0193010012	42	42		42	0.12%	42	42		42	0.15%	1%		29,160	28,478		
Kingfisher Estates - Pulte Home Company - ID 0195010009	13	13		13	0.04%	13	13		13	0.05%	0%		9,026	8,815		
Avanti, PULTE HOME COMPANY LLC, ID #0192091000	166	166		166	0.46%	166	166		166	0.61%	4%		115,251	112,556		
Wild Blue, SDWB WATERSIDE LLC, ID #0183010007	505	505		505	1.41%	505	505		505	1.86%	14%		350,614	156,629		
Bungalow Walk, TDC LR SFR LLC, ID #0183010004	225	225		225	0.63%	225	225		225	0.83%	6%		156,214	152,561		
Shellstone, Homes by Towne	684	684		684	1.90%	404	404		404	1.49%	11%		280,491	273,932		
South Corners of Lorraine & University Pkwy "Neighborhood 8"																
LYMAN HOLDINGS LLC - ID 0183040030			2	2	0.00%			1.71	2	0.01%	0%		1,190	1,162		
CARRETTA III LLC (CVS) - ID 0183040010			6	6	0.02%			5.93	6	0.02%	0%		4,117	4,021		
BOOS Sarasota U&L LLC - ID 0183040020			3	3	0.01%			3.03	3	0.01%	0%		2,102	2,053		
JPMorgan Chase Bank - ID 0183040100			1	1	0.00%			1.35	1	0.00%	0%		936	914		
BW University Lorraine (Aldi) - ID 0183040110			9	9	0.03%			9.39	9	0.03%	0%		6,518	6,366		
ROSIE STUDIO LLC (Starbucks) - ID 0183040120			1	1	0.00%			1.00	1	0.00%	0%		696	680		
BW UNIVERSITY LORRAINE LLC - ID 0183040130			6	6	0.02%			5.60	6	0.02%	0%		3,891	3,800		
ER, CNL SARASOTA LORRAINE SMH LLC, #0183010014 Lot 1			7	7	0.02%			7.49	7	0.03%	0%		5,203	5,082		
Walgreens,UNIVERSITY PKWY REALTY LLC, #0183010013, Lot 2			6	6	0.02%			6.00	6	0.02%	0%		4,166	4,068		
University Animal Clinic, SAMANOWITZ PROPERTIES LLC #0183010012, Lot 3			2	2	0.01%			2.42	2	0.01%	0%		1,678	1,638		
Kiddie Academy, WISDOM ROSE MANAGEMENT LLC #0183010011, Lot 4			5	5	0.01%			4.80	5	0.02%	0%		3,333	3,255		
Sarasota Property Owner LLC (Grand Living AL) -ID# 0183030001	155	78		78	0.22%	155	78		78	0.29%	2%		53,807	52,549		
Pet Resort, LUCENT CANON HOLDINGS LLC, #0183030300, SW Corner																
Lucent & Cannon			4	4	0.01%				0	0.00%	0%		0	0		
EARTHGENIX LLC, #0183030301			8	8	0.02%				0	0.00%	0%		0	0		
SUBTOTAL	4,727	3,875	109	3,984	11.09%	4,447	3,595	97	3,692	13.60%	100%	\$694	\$2,563,440	\$2,317,711		

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

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

Land Owner Contribution Summary Unplated Acreage Contributions Land Owners	# of Acres	# of Total EDU	Unit Per Acre	# of Platted EDU	EDU Not Platted Divided by Unit Per Acre to Equal Acres to Bill On	Per Acre Assessment ** Equal to 50% of the Admin per acre buildout	Assessment Amount
East Sector:							\$0
							\$0
Northwest Sector:							
EQUITABLE NATIONAL PROPERTY COMPANY LLC - ID #57960098	16.16	40.00	2.48	-	16.16	\$124	\$2,010
EQUITABLE NATIONAL PROPERTY COMPANY LLC - ID #57962575	3.25	10.00	3.08	-	3.25	\$124	\$404
<u>Lakewood Center South / NW Sector:</u>							
<u>CHALLAIS</u>	12.25	35.00	2.86	-	12.25	\$124	\$1,524
<u>CORE (within LWCS):</u>							
Orlando Health	31.98	260.00	8.13		31.98	\$124	\$3,978
CNL BRADENTON CROSSLAND LLC, Unit 5 #583209059	0.1201	1.00	8.33		0.12	\$124	\$15
CORE RE II LLC #583204959	5.00	20.00	4.00		5.00	\$124	\$622
CCM CORE SILVER FALLS LLC #583208559	9.03	48.00	5.32		9.03	\$124	\$1,123
EMERSON LAKES LLC #583208759 & #583208659, Phase 2	39.11	180.00	4.60		39.11	\$124	\$4,865
CNL BRADENTON SAVANNA LLC #579902589	5.14	1.00	0.19		5.14	\$124	\$639
MANATEE WAREHOUSES 2 LLC #583204909	5.33	12.00	2.25		5.33	\$124	\$663
<u>Lakewood Center North 1 - "Commercial Units":</u>							
J & B INTERNATIONAL PROPERTIES LLC - Unit 8 - ID #583206259	1.34	20.00	14.93	-	1.34	\$124	\$167
QATT LLC, Parcel G - ID #583206809	2.17	10.00	4.61	1.00	1.95	\$124	\$243
RANGELAND OFFICE PARK LLC, Parcel G - ID #583206759	2.00	10.00	4.99	2.00	1.60	\$124	\$199
<u>Lakewood Center North:</u>							
JORDAN/DASHER- ID 580075309	1	2.00	3.18		0.63	\$124	\$78
CNL BRADENTON POPE LLC - ID #579913559	1	1.00	0.80		1.25	\$124	\$155
CNL BRADENTON POPE LLC - ID #579913659	1	1.00	1.47		0.68	\$124	\$85
CNL BRADENTON POPE LLC - ID #579913759	0	1.00	6.25		0.16	\$124	\$20
CNL BRADENTON POPE LLC - ID #579913809	8	10.00	1.32		7.55	\$124	\$939
CNL BRADENTON POPE LLC - ID #579913709	1	1.00	1.10		0.91	\$124	\$113
CNL BRADENTON POPE LLC - ID #579910619	7	10.00	1.50		6.66	\$124	\$829
<u>Northwest Sector DRI</u>							
<u>Buisiness Park & Commerce Park:</u>							
CROWN BUILDING GROUP LLC- ID 579102059	1.21	4.00	3.29	-	1.21	\$124	\$151
CNL BRADENTON 44TH BLK B LLC - ID 579101309	4.05	4.00	0.99	-	4.05	\$124	\$504
LWR Commerce Park - ID 579102289	1.90	4.00	2.11	-	1.90	\$124	\$236
CNL BRADENTON TECHNOLOGY LLC - ID 579102269	2.81	4.00	1.43	-	2.81	\$124	\$349
CNL BRADENTON 44TH BLK D LLC - ID 579102759	1.32	4.00	3.03	-	1.32	\$124	\$164
CNL BRADENTON 44TH BLK D LLC - ID 579102809	1.29	4.00	3.10	-	1.29	\$124	\$161
CNL BRADENTON 44TH BLK D LLC - ID 579102859	1.29	4.00	3.10	-	1.29	\$124	\$161
							\$20,397
Northeast Sector:							
GARNET TRAIL COM PARK LLC Lakewood Ranch Comm Park - Lorraine NE Corners - Lot 5 - ID #582202259	3.27	4.74	1.45	4.02	0.50	\$124	\$62
D7 Bradenton - ID #582202219	0.87	4.00	4.62	-	0.87	\$124	\$108
ALBATROS 64 PARTNERS LLC #570300709	36.71	#####	5,311.95	78.00	36.70	\$124	\$4,564
CNL BRADENTON UIHLEIN SR 70 LLC, #585400469	7.47	79,149.00	10,599.84	31.66	7.46	\$124	\$928
FUTURE Apartments, DD LR PJ I LLC #576000959	92.662	300.00	3.24	150.00	46.33	\$124	\$5,763
							\$11,425
Sarasota:							
Pet Resort, LUCENT CANON HOLDINGS LLC, #0183030300, SW Corner Lucent & C EARTHGENIX LLC, #0183030301	1.94	4.00	2.06	0	1.94	\$124	\$241
	2.73	8.00	2.93	0	2.73	\$124	\$339
							\$581
Taylor Sector:							
Saddlestone	392.63	1,202.00	3.06	564.00	208.40	\$124	\$25,922
CATALINA - Del Webb - Pulte	494.47	1,157.00	2.34	376.00	333.78	\$124	\$41,518
CALUSA NATIONAL GOLF - Lennar	799.98	1,328.50	1.66	385.00	568.14	\$124	\$70,670
							\$138,110
Southeast Sector:							
TOLL	527	631	1.20	113.00	432.62	\$124	\$53,813
BANKUNITED PROPERTY COMPANY LLC	227	295	1.30	-	227.00	\$124	\$28,236
ORION PROPERTY COMPANY LLC	605	1000	1.65	-	605.00	\$124	\$75,254
PULTE HOME COMPANY LLC	464	1000	2.16	-	464.00	\$124	\$57,716
TAYLOR MORRISON OF FLORIDA INC	548	1400	2.55	-	548.00	\$124	\$68,164
LAKEWOOD RANCH CORPORATE PARK LLC	336	69	0.21	-	336.00	\$124	\$41,794
							\$324,977
Home construction and Bourneside SE construction has just begun in the SE Sector. No platted units will be charged . The builders will be charged a per acre assessment for 2026/27. The Landowner (SMR) will fund the budgeted expenses plus a 10% admin fee for 2026/27.							
Total Non-SMR	308				3,983.45		\$495,489

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

STEWARDSHIP O&M

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

Note: Ending balance does not include gained interest.

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

ADMINISTRATION PERSONNEL

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

STEWARDSHIP O&M PERSONNEL

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

BRADEN RIVER UTILITIES (BRU) PERSONNEL

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

Total Personnel 30

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

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

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

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

R&R FY27 Transfer	\$ 2,086,404
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Anticipated R&R Fund Ending Balance	\$ 1,936,273
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Note: Acquisition Bond requires the R&R Fund have a \$350,000 minimum.
Ending balance does not include gained interest.