

LAKWOOD RANCH STEWARDSHIP DISTRICT
 ESTIMATED EDU'S BY COMMUNITY AND ALLOCATION OF OPERATIONS & MAINTENANCE BUDGET - BASED ON PROJECTIONS AS OF MAY 2019
 FOR OCTOBER 2019 TO SEPTEMBER 2020 DISTRICT OPERATIONS & MAINTENANCE BUDGET

Billable Acres	ESTIMATED EDU'S				% OF TOTAL	PLATTED AS OF MAY 2019 BUDGET YEAR EDU'S				% OF TOTAL	WIN SECTOR %S	Revenue based on # of EDU ASSESSMENTS				Gross
	PROJECTED BUILDOUT EDU'S AS OF MAY 2019					RES UNITS	RES EDU	COMM	TOTAL			PER EDU	REVENUE TOTAL	PRIOR YEAR	VAR	
	RES UNITS	RES EDU	COMM EDU	TOTAL												
SE SECTOR																
	LAKE CLUB - SF - Phase 1 & 2	328	328	328	1.28%	328	328	328	3.00%	11%	177,217					
	LAKE CLUB - SF - Phase 3 (Stock)	68	68	68	0.27%	68	68	68	0.62%	2%	36,740					
450	LAKE CLUB - SF - Phase 4 - Stock Development - Genoa	312	312	312	1.22%	104	104	104	0.95%	4%	56,191					
	CC EAST - SF	1,260	1,260	1,260	4.92%	1,260	1,260	1,260	11.52%	44%	680,774					
	CC EAST - MF - "Clubside"	92	46	46	0.18%	92	46	46	0.42%	2%	24,854					
	CCE EAST GOLF COURSE			18	0.07%			18	0.16%	1%	9,725					
443	DEL WEBB - Pulte Homes	1,300	1,300	1,300	5.07%	855	855	855	7.82%	30%	461,954					
339	Toll Brothers	450	450	450	1.76%	151	151	151	1.38%	5%	81,585					
83	Diocese of Sarasota - Catholic School Site 83 acres			40	0.16%			0	0.00%	0%	0					
	SMR Building			12	0.05%			12	0.11%	0%	6,484					
NE Corner of Lorraine & Upkwy:																
	North American Properties - ID 588601559 - 60,320 sq ft			24	0.09%			24	0.22%	1%	13,036					
	North American Properties - ID 588601459 - 16,950 sq ft			7	0.03%			7	0.06%	0%	3,663					
1.32	PROFESSIONAL RESOURCE DEV. - ID 588600979 - 4,000 sq ft			2	0.01%			2	0.01%	0%	864					
	North American Properties - ID 588601509 - vacant 1.32 acres			2	0.01%			0	0.00%	0%	0					
	REMAINING EAST LAND - (East of Bourn.)	150	150	20	0.66%			0	0.00%	0%	0					
	Triangle Parcel - SW corner of Masters & Bournside			20	0.08%			0	0.00%	0%	0					
	SUBTOTAL	3,960	3,914	144	4.058%	2,858	2,812	63	2.875%	26.28%	\$540	\$1,553,088	\$1,161,425	\$391,663		
														25%		
NW SECTOR																
	CENTRAL PARK	826	826	826	3.22%	826	826	826	7.55%	15%	277,830					
	CENTRAL PARK COMM			60	0.23%			0	0.00%	0%	0					
Lakewood Center South / NW Sector:																
	ESPLANADE - SF	1024	1024	1,024	3.99%	1,024	1,024	1,024	9.36%	19%	344,429					
	ESPLANADE - MF (Townhomes)	176	88	88	0.34%	176	88	88	0.80%	2%	29,599					
	BRIDGEWATER - Lennar Homes	275	275	275	1.07%	275	275	275	2.51%	5%	92,498					
	HARMONY - SF	142	142	142	0.55%	142	142	142	1.30%	3%	47,763					
	HARMONY - MF (Townhomes)	535	268	268	1.04%	535	268	268	2.45%	5%	89,975					
	LOST CREEK APARTMENTS	272	136	136	0.53%	272	136	136	1.24%	2%	45,744					
	CREEKSIDE APARTMENTS	256	128	128	0.50%	256	128	128	1.17%	2%	43,054					
	LUX APARTMENTS - Davis Development-Parcel J	237	119	119	0.46%	237	119	119	1.08%	2%	39,858					
	Palisades (DR Horton)	150	150	150	0.59%	150	150	150	1.37%	3%	50,453					
	NW Sector Parcel "F"			8	0.03%			0	0.00%	0%	0					
	NW Sector Parcel "K"			4	0.02%			0	0.00%	0%	0					
	Other Commercial Sites - Parcels L to Q			32	0.12%			0	0.00%	0%	0					
	Parcel "F" - off of 44th	76	76	76	0.30%			0	0.00%	0%	0					
	Parcel "H" - Rangeland & Lorraine			10	0.04%			0	0.00%	0%	0					
CORE (within LWCS):																
0.95	The Green @ LWR - Lot 1 - ID #583207059			2.00	2.00			0	0.00%	0%	0					
0.78	The Green @ LWR - Lot 2 - ID #583207109			2.00	2.00			0	0.00%	0%	0					
	The Green @ LWR - Lot 3 - ID #583207159			2.85	2.85			3	0.03%	0%	959					
0.71	The Green @ LWR - Lot 4 - ID #583207209			2.00	2.00			0	0.00%	0%	0					
	The Green @ LWR - Lot 5 - ID #583207259			1.65	1.65			2	0.02%	0%	554					
1.09	The Green @ LWR - Lot 6 - ID #583207309			3.00	3.00			0	0.00%	0%	0					
1.46	The Green @ LWR - Lot 7 - ID #583207359			3.00	3.00			0	0.00%	0%	0					
	The Green - Lots 8 & 9 are Parking Lots															
	The Green @ LWR - Lot 10 - ID #583207509			17.73	17.73			18	0.16%	0%	5,964					
	The Green @ LWR - Lot 11 - ID #583207559			9.62	9.62			10	0.09%	0%	3,236					
	The Green @ LWR - Lot 12 - ID #583207609			13.59	13.59			14	0.12%	0%	4,571					
	Tavistock (Apartments) - ID #583207459	250	125	125	0.49%	250	125	125	1.14%	2%	42,045					
	Bridgehouse Holdings (Mercedes Med) - ID# 583202609			22.00	22.00			22	0.20%	0%	7,401					
	LWR MOB (Optimal Outcomes) - ID #583204509			20.00	20.00			20	0.18%	0%	6,727					
187	CORE remaining 187 acres			800	800			0	0.00%	0%	0					
Lakewood Center North 1 - "Commercial Units":																
	SHI II SLD Lakewood Ranch - Unit 1 - ID #583206059			43.54	43.54			0	0.40%	1%	14,644					
	LWCN Lot 5			30.00	30.00			0	0.00%	0%	0					
	Rangeland MOB 11 - Units 6 & 7 - ID # 583206179			9.58	9.58			0	0.09%	0%	3,223					
1.34	JADRO LLC - Unit 8 - ID #583206259			20.00	20.00			0	0.00%	0%	0					
	SCATA Reakestate - Unit 9 - ID#583206309			8.95	8.95			9	0.08%	0%	3,011					
	Rangeland MOB - Unit 10 - ID#583206359			9.84	9.84			0	0.09%	0%	3,308					
Lakewood Center North:																
100	ARBOR GRANDE - Standard Pacific - SF	183	183	183	0.71%	183	183	183	1.67%	3%	61,553					
	ARBOR GRANDE - Standard Pacific - MF	122	61	61	0.24%	122	61	61	0.56%	1%	20,518					
150	MALLORY PARK - Divosta Homes - SF	328	328	328	1.28%	307	307	307	2.81%	6%	103,261					
	MALLORY PARK - Divosta Homes - MF	108	54	54	0.21%	24	12	12	0.11%	0%	4,036					
21	ECHO LAKE APARTMENTS - Home by Towne	360	180	180	0.70%	360	180	180	1.65%	3%	60,544					
93	INDIGO - Neal Homes	590	590	590	2.30%	590	590	590	5.39%	11%	198,450					
304	SAVANNAH - Meritage Homes	475	475	475	1.85%	361	361	361	3.30%	7%	121,425					
74.4	Woodleaf Hammock - Homes by Towne - SF	103	103	103	0.40%	91	91	91	0.83%	2%	30,608					
	Woodleaf Hammock - Homes by Towne - MF	150	75	75	0.29%	78	39	39	0.36%	1%	13,118					
65	Future Parcel - NW corner of Lorraine & 44th - 65 acres	200	200	200	0.78%			0	0.00%	0%	0					
	Parcel "U" - North of Woodleaf Trl - Apartments	300	150	150	0.59%			0	0.00%	0%	0					
	Parcel "U" - South of Woodleaf Trl - Apartments	500	250	250	0.98%			0	0.00%	0%	0					
	Parcel "U" - South of Woodleaf Trl			60	0.23%			0	0.00%	0%	0					
	NW Corner of 44th & White Eagle - Apartments	240	120	120	0.47%			0	0.00%	0%	0					
	Parcel "FF" - SE corner of 117th and SR64 - Retail			66	0.26%			0	0.00%	0%	0					
	Parcel GG, HH, II, JJ, KK, LL - 252,500 Sq Ft - includes future publix			101	0.39%			0	0.00%	0%	0					
	Parcel GG, HH, II, JJ, KK, LL - Apartments on White Eagle	250	125	125	0.49%			0	0.00%	0%	0					
Business Park & Commerce Park:																
Harrod Properties																
	Building 1 - ID #567813009			24	0.09%			24	0.22%	0%	8,182					
	Building 2 - ID #567810859			24	0.09%			24	0.22%	0%	8,182					
	Building 3 - ID #567813159			24	0.09%			24	0.22%	0%	8,182					
	Building 4 - ID #567813209			24	0.09%			24	0.22%	0%	8,182					
	Building 5 - ID #567813059			40	0.16%			40	0.37%	1%	13,491					
	Building 6 - ID #567810909			40	0.16%			40	0.37%	1%	13,491					
Business Park																
	Condev Self Storage - ID #579102909			36	0.14%			36	0.33%	1%	12,035					
1.32	Ungabungawunga - ID #579102409			4	0.02%			0	0.00%	0%	0					
1.4	Sorrentino - ID# 579102709			4	0.02%			0	0.00%	0%	0					
2.99	KW Realty - ID#579101259			4	0.02%			0	0.00%	0%	0					
	FUTURE Parcels			800	800			0	0.00%	0%	0					
	SUBTOTAL	8,128	6,250	2,388	8.638%	6,259	5,104	373	5.477%	50.08%	\$336	\$1,842,101	\$1,409,581	\$432,520		
														23%		
NE SECTOR																
1292	LAKWOOD NATIONAL - Lennar Homes	1,576	1,576	1,576	6.15%	1,576	1,576	1,576	14.41%	85%	443,175					
	POLO RUN - Lennar Homes	423	423	423	1.65%	212	212	212	1.94%	11%	59,615					
992	Taylor Morrison	1,685	1,685	1,685	6.57%				0.00%	0%	0					
250	CRESSWIND - Koller	651	651	651	2.54%				0.00%	0%	0					
278	SOLERA - DR Horton	675	675	675	2.63%				0.00%	0%	0					
	FUTURE RESIDENTIAL	3,077	3,077	3,077	12.00%											