

Lakewood Ranch Stewardship District
Proposed Operating Budget for General Fund - Summary
Budget For Operation & Maintenance
October 1, 2021 to September 30, 2022

Category	Full Year	PRELIM BUDGET		Increase	Estimated
	2021 Budget	FY2022; Resolution		(Decrease)	Buildout
	Budget			2022 Budget vs. 2021 Budget	Budget
Sources of Funds:					
Assessments - Platted Land	\$ 4,823,530	\$ 6,408,664	75%	\$ 1,585,133	\$ 10,759,310
Assessments - Un Platted Land	\$ 223,441	\$ 273,885	82%	\$ 50,444	\$ -
Landowner Contribution	\$ 3,027,993	\$ 3,255,710	93%	\$ 227,717	\$ -
Other Revenue (Park Rental Fees)	\$ 1,000	\$ 1,000		\$ -	\$ -
Total - Sources of Funds	\$ 8,075,964	\$ 9,939,259	81%	\$ 1,863,295	\$ 10,759,310
Uses of Funds					
Administrative Expenditures:					
Insurance	\$ 8,000	\$ 20,000	40%	\$ 12,000	\$ 20,000
Meeting Advertising	\$ 15,000	\$ 11,060	136%	\$ (3,940)	\$ 20,000
Engineering	\$ 80,000	\$ 90,000	89%	\$ 10,000	\$ 90,000
Bond Agent Fees	\$ 23,000	\$ 23,000	100%	\$ -	\$ 75,000
Legal Fees	\$ 100,000	\$ 125,000	80%	\$ 25,000	\$ 125,000
Accounting	\$ 115,000	\$ 105,000	110%	\$ (10,000)	\$ 125,000
Lien Book and Tax Roll	\$ 253,500	\$ 374,500	68%	\$ 121,000	\$ 425,000
Annual Audit	\$ 20,000	\$ 20,000	100%	\$ -	\$ 50,000
Trustee	\$ 118,250	\$ 140,000	84%	\$ 21,750	\$ 150,000
Manager	\$ 105,000	\$ 250,000	42%	\$ 145,000	\$ 200,000
Postage	\$ 1,500	\$ 1,500	100%	\$ -	\$ 2,657
Office Supplies	\$ 1,500	\$ 1,500	100%	\$ -	\$ 10,629
Other Current Charges	\$ 3,810	\$ 3,810	100%	\$ -	\$ 1,500
Dues, Licenses, Subscriptions	\$ 22,000	\$ 17,850	123%	\$ (4,150)	\$ 22,000
Total - Administrative	\$ 866,560	\$ 1,183,220	73%	\$ 316,660	\$ 1,316,786
Reserves	\$ 152,578	\$ 155,630	98%	\$ 3,052	\$ 270,956
LW Center / NW Sector Additional Assessment from Prior Year Refunding		\$ 308,000	0%	\$ 308,000	\$ -
Maintenance:					
Maintenance Management Fee - allocated at buildout	\$ 300,000	\$ 415,998	72%	\$ 115,998	\$ 617,232
General & Parks Maintenance - allocated at buildout	\$ 447,400	\$ 1,101,136	41%	\$ 653,736	\$ 1,381,343
Community Services Admin. Fee	\$ 179,475	\$ 187,740	96%	\$ 8,265	\$ 317,088
Landscape & Irrigation Maintenance - Contracted	\$ 3,000,332	\$ 2,950,617	102%	\$ (49,715)	\$ 3,000,162
Landscape & Irrigation Repairs - Non-Contracted	\$ 1,414,000	\$ 1,495,950	95%	\$ 81,950	\$ 1,530,950
Irrigation for Master Landscaping	\$ 1,066,846	\$ 1,086,768	98%	\$ 19,922	\$ 1,207,692
Environmental	\$ 356,000	\$ 546,000	65%	\$ 190,000	\$ 562,000
Utilities	\$ 55,273	\$ 76,000	73%	\$ 20,727	\$ 78,000
Other Maintenance	\$ 237,500	\$ 432,200	55%	\$ 194,700	\$ 477,100
Contingency	\$ -	\$ -		\$ -	\$ -
Total - Maintenance	\$ 7,056,826	\$ 8,292,409	85%	\$ 1,235,583	\$ 9,171,568
Total - Uses of Funds	\$ 8,075,964	\$ 9,939,259	81%	\$ 1,555,295	\$ 10,759,310
Operating Surplus or Deficit	\$ -	\$ -		\$ 308,000	\$ -
Maintenance Expense by Land Area:					
	Budget	Prelim. Budget		Increase	Estimated
	FY2021	FY2022; RES.		(Decrease)	Buildout
				2021 Budget vs.	Budget
				2020 Budget	
Southeast Sector	\$1,594,658	\$1,544,093	103%	-\$50,564	\$1,599,993
Northwest Sector	\$1,728,084	\$1,829,949	94%	\$101,865	\$1,891,024
Northeast Sector	\$1,455,142	\$1,622,893	90%	\$167,751	\$1,670,979
Sarasota Sector	\$1,352,068	\$1,590,600	85%	\$238,532	\$1,693,908
Other / General Maintenance	\$514,875	\$650,838	79%	\$135,963	\$1,159,320
Parks Maintenance	\$412,000	\$1,054,036	39%	\$642,036	\$1,156,343
Total	\$7,056,826	\$8,292,409	85%	\$1,235,583	\$9,171,568