

Lakewood Ranch Stewardship District
Proposed Operating Budget for General Fund - Summary Budget For
Operation & Maintenance
October 1, 2022 to September 30, 2023

Category	Full Year	PRELIM BUDGET		Increase	Estimated
	2022 Budget	FY2023: Resolution		(Decrease)	Buildout
	Budget			2023 Budget vs. 2022 Budget	Budget
<u>Sources of Funds:</u>					
Assessments - Platted Land	\$ 6,408,664	\$ 7,717,622	83%	\$ 1,308,958	\$ 11,245,478
Assessments - Un Platted Land	\$ 273,885	\$ 201,138	136%	\$ (72,747)	\$ -
Landowner Contribution	\$ 3,255,710	\$ 2,161,068	151%	\$ (1,094,642)	\$ -
Other Revenue (Park Rental Fees)	\$ 1,000	\$ 1,000		\$ -	\$ -
Total - Sources of Funds	\$ 9,939,259	\$ 10,080,828	99%	\$ 141,569	\$ 11,245,478
<u>Uses of Funds</u>					
<u>Administrative Expenditures:</u>					
Insurance	\$ 20,000	\$ 20,000	100%	\$ -	\$ 20,000
Meeting Advertising	\$ 11,060	\$ 11,060	100%	\$ -	\$ 20,000
Engineering	\$ 90,000	\$ 90,000	100%	\$ -	\$ 75,000
Bond Agent Fees	\$ 23,000	\$ 23,000	100%	\$ -	\$ 75,000
Legal Fees	\$ 125,000	\$ 125,000	100%	\$ -	\$ 125,000
Accounting	\$ 105,000	\$ 110,000	95%	\$ 5,000	\$ 125,000
Lien Book and Tax Roll	\$ 374,500	\$ 340,000	110%	\$ (34,500)	\$ 425,000
Annual Audit	\$ 20,000	\$ 20,000	100%	\$ -	\$ 50,000
Trustee	\$ 140,000	\$ 140,000	100%	\$ -	\$ 150,000
Manager	\$ 250,000	\$ 250,000	100%	\$ -	\$ 250,000
Postage	\$ 1,500	\$ 1,500	100%	\$ -	\$ 3,000
Office Supplies	\$ 1,500	\$ 1,500	100%	\$ -	\$ 10,629
Other Current Charges	\$ 3,810	\$ 3,810	100%	\$ -	\$ 1,500
Dues, Licenses, Subscriptions, Training	\$ 17,850	\$ 17,850	100%	\$ -	\$ 22,000
Payroll & Payroll Tax Expenses		\$ 846,531	0%	\$ 846,531	\$ 1,316,238
Total - Administrative	\$ 1,183,220	\$ 2,000,251	59%	\$ 817,031	\$ 2,668,367
Reserves	\$ 155,630	\$ 158,743	98%	\$ 3,113	\$ 270,956
LW Center / NW Sector Additional Assessment from Prior Year Refunding	\$ 308,000	\$ -		\$ (308,000)	\$ -
<u>Maintenance:</u>					
Maintenance Management Fee - allocated at buildout	\$ 415,998	\$ 90,209	461%	\$ (325,789)	\$ -
General & Parks Maintenance - allocated at buildout	\$ 1,101,136	\$ 926,536	119%	\$ (174,600)	\$ 1,152,023
Community Services Admin. Fee	\$ 187,740	\$ 213,805	88%	\$ 26,065	\$ 325,620
Landscape & Irrigation Maintenance - Contracted	\$ 2,950,617	\$ 2,987,391	99%	\$ 36,774	\$ 2,987,387
Landscape & Irrigation Repairs - Non-Contracted	\$ 1,495,950	\$ 1,528,950	98%	\$ 33,000	\$ 1,565,950
Irrigation for Master Landscaping	\$ 1,086,768	\$ 1,086,768	100%	\$ -	\$ 1,087,076
Environmental	\$ 546,000	\$ 546,000	100%	\$ -	\$ 556,000
Utilities	\$ 76,000	\$ 81,000	94%	\$ 5,000	\$ 86,000
Other Maintenance	\$ 432,200	\$ 461,175	94%	\$ 28,975	\$ 546,100
Contingency	\$ -	\$ -		\$ -	\$ -
Total - Maintenance	\$ 8,292,409	\$ 7,921,834	105%	\$ (370,575)	\$ 8,306,156
Total - Uses of Funds	\$ 9,939,259	\$ 10,080,828	99%	\$ 141,569	\$ 11,245,478
Operating Surplus or Deficit	\$ 0	\$ -		\$ (0)	\$ -
<u>Maintenance Expense by Land Area:</u>					
	Budget	Prelim. Budget		Increase	Estimated
	FY2022	FY2023: RES.		(Decrease)	Buildout
				2023 Budget vs.	Budget
Southeast Sector	\$1,544,093	\$1,580,267	98%	\$36,174	\$1,619,192
Northwest Sector	\$1,829,949	\$1,831,949	100%	\$2,000	\$1,831,949
Northeast Sector	\$1,622,893	\$1,627,867	100%	\$4,975	\$1,665,863
Sarasota Sector	\$1,590,600	\$1,651,200	96%	\$60,600	\$1,711,508
Other / General Maintenance	\$650,838	\$367,614	177%	-\$283,224	\$550,620
Parks Maintenance	\$1,054,036	\$862,936	122%	-\$191,100	\$927,023
Total	\$8,292,409	\$7,921,834	105%	(\$370,575)	\$8,306,156