

**Lakewood Ranch Stewardship District
Proposed Operating Budget for General Fund - Summary Budget For
Operation & Maintenance
October 1, 2023 to September 30, 2024**

Category	Full Year 2023 Budget Budget	PROPOSED BUDGET FY2024; Resolution		Increase (Decrease) 2024 Budget vs. 2023 Budget	Estimated Buildout Budget
Sources of Funds:					
Assessments - Platted Land	\$ 7,628,144	\$ 9,183,124	83%	\$ 1,554,980	\$ 12,267,429
Assessments - Un Platted Land	\$ 216,012	\$ 173,190	125%	\$ (42,823)	\$ -
Landowner Contribution	\$ 2,228,891	\$ 1,389,390	160%	\$ (839,502)	\$ -
Other Revenue (Park Rental Fees)	\$ 1,000	\$ 1,000		\$ -	\$ -
Total - Sources of Funds	\$ 10,074,048	\$ 10,746,703	94%	\$ 672,655	\$ 12,267,429
Uses of Funds					
Administrative Expenditures:					
Insurance	\$ 20,000	\$ 20,000	100%	\$ -	\$ 20,000
Board Supervisors	\$ 12,000	\$ 12,000	100%	\$ -	\$ 12,000
Meeting Advertising	\$ 11,060	\$ 11,060	100%	\$ -	\$ 20,000
Engineering	\$ 90,000	\$ 90,000	100%	\$ -	\$ 90,000
Bond Agent Fees	\$ 23,000	\$ 23,000	\$ -	\$ -	\$ 75,000
Arbitrage Report	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Legal Fees	\$ 125,000	\$ 125,000	100%	\$ -	\$ 125,000
Accounting	\$ 110,000	\$ 110,000	100%	\$ -	\$ 125,000
Lien Book and Tax Roll	\$ 340,000	\$ 340,000	100%	\$ -	\$ 425,000
Annual Audit	\$ 20,000	\$ 20,000	100%	\$ -	\$ 50,000
Trustee	\$ 140,000	\$ 140,000	100%	\$ -	\$ 150,000
Manager	\$ 238,000	\$ 238,000	100%	\$ -	\$ 238,000
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 Expense	\$ 808,531	\$ 997,509	81%	\$ 188,978	\$ 1,497,011
Defined Employee Contribution Plan	\$ 38,000	\$ 38,000	100%	\$ -	\$ 46,000
Total - Administrative	\$ 2,000,251	\$ 2,194,229	91%	\$ 193,978	\$ 2,915,140
Reserves	\$ 158,743	\$ 161,917	98%	\$ 3,175	\$ 270,956
Maintenance:					
Maintenance Management Fee - allocated at buildout	\$ 90,209	\$ 91,657	98%	\$ 1,448	\$ -
General & Parks Maintenance - allocated at buildout	\$ 926,537	\$ 1,174,836	79%	\$ 248,299	\$ 1,510,783
Community Services Admin. Fee	\$ 207,025	\$ 353,210	59%	\$ 146,185	\$ 352,188
Landscape & Irrigation Maintenance - Contracted	\$ 2,987,390	\$ 3,014,936	99%	\$ 27,545	\$ 3,014,936
Landscape & Irrigation Repairs - Non-Contracted	\$ 1,528,950	\$ 1,548,950	99%	\$ 20,000	\$ 1,585,950
Irrigation for Master Landscaping	\$ 1,086,768	\$ 1,086,768	100%	\$ -	\$ 1,087,076
Environmental	\$ 546,000	\$ 526,000	104%	\$ (20,000)	\$ 536,000
Utilities	\$ 81,000	\$ 86,000	94%	\$ 5,000	\$ 88,000
Other Maintenance	\$ 461,175	\$ 508,200	91%	\$ 47,025	\$ 906,400
Contingency	\$ -	\$ -		\$ -	\$ -
Total - Maintenance	\$ 7,915,054	\$ 8,390,557	94%	\$ 475,502	\$ 9,081,333
Total - Uses of Funds	\$ 10,074,048	\$ 10,746,703	94%	\$ 672,655	\$ 12,267,429
Operating Surplus or Deficit	\$ 0	\$ -		\$ (0)	\$ -
Maintenance Expense by Land Area:					
Southeast Sector	\$1,580,267	\$1,605,812	98%	\$25,545	\$1,708,212
Northwest Sector	\$1,831,949	\$1,842,949	99%	\$11,000	\$1,922,949
Northeast Sector	\$1,627,867	\$1,665,893	98%	\$38,025	\$1,799,693
Sarasota Sector	\$1,651,200	\$1,656,200	100%	\$5,000	\$1,787,508
Other / General Maintenance	\$360,834	\$603,467	60%	\$242,633	\$681,188
Parks Maintenance	\$862,937	\$1,016,236	85%	\$153,299	\$1,181,783
Total	\$7,915,054	\$8,390,557	94%	\$475,502	\$9,081,333

Acct#	EXPENSES	Budget FY2023	PROPOSED Budget FY2024	ADOPTED FY2024		ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	\$ Change	% Change
				Budget vs. Budget 2023					
						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	3%							
	MASTER LANDSCAPING & IRRIGATION MAINTENANCE CONTRACTS*								
60101	University Parkway from Lorraine to Concession	145,584	145,584	-	0%	145,584	145,584		0%
60102	The Masters Ave., Lorraine to Players	192,000	192,000	-	0%	192,000	192,000		0%
60103	Lorraine Rd - East side	84,000	84,000	-	0%	84,000	84,000		0%
60104	Allocation from CDD's for UP and Lorraine medians	22,000	22,000	-	0%	22,000	22,000	-	0%
60106	Boumside Blvd. from Masters to SR70	51,480	53,000	1,520	3%	53,000	51,480	-	3%
60108	Masters Ave. from Players Dr. to Bourneside Blvd.	114,036	114,036	0	0%	114,036	114,036	1,520	0%
60109	Bourneside Blvd. from Masters to University Pkwy.	90,000	90,000	-	0%	90,000	90,000		0%
	Subtotal Landscape Maintenance Contracts	699,100	700,620	1,520	0%	700,620	699,100		0%
						41%	43%	1,520	0%
EAST	NON CONTRACTED LANDSCAPING & IRRIGATION REPAIRS								
60200	Irrigation Repairs	65,000	65,000	-	0%	65,000			0%
60210	Plant replacement	105,000	105,000	-	0%	105,000			0%
60215	Mulching	87,000	87,000	-	0%	87,000	65,000		0%
60230	Tree Trimming	31,000	31,000	-	0%	31,000	105,000	-	0%
60231	Other Landscape Maintenance; Non-Contracted, Contingency	60,000	60,000	-	0%	60,000	87,000	-	0%
	Subtotal Non-Contracted Landscaping	348,000	348,000	-	0%	348,000	31,000	-	0%
						20%	30,000		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%
						19%	329,192		0%
EAST	ENVIRONMENTAL								
60300	Lake maintenance for the lakes outside communities	30,000	30,000	-	0%	30,000			0%
60340	Littoral Shelf Plantings	10,000	10,000	-	0%	10,000			0%
60350	Conservation Areas Exotic Species Removal	80,000	80,000	-	0%	80,000	30,000		0%
	Subtotal Environmental	120,000	120,000	-	0%	120,000	70,000	-	0%
						7%	80,000		0%
EAST	UTILITIES								
60400	FLORIDA POWER & LIGHT	1,000	1,000	-	0%	1,000	1,000		0%
	Subtotal Utilities	1,000	1,000	-	0%	1,000	1,000	-	0%
						0%	0%		0%
	OTHER MAINTENANCE: EAST SECTOR								
60600	Roads and sidewalks	2,000	2,000	-	0%	4,000	4,000	-	0%
60610	Stormwater System & Drainage	20,000	25,000	5,000	25%	50,000	40,000		20%
60611	Storm Damage and Clean Up	5,000	25,000	20,000	400%	50,000	5,000	10,000	90%
60620	Sanitary Sewer	2,500	5,000	2,500	100%	10,000	2,500	45,000	75%
60640	Hardscapes	33,075	20,000	(13,075)	-40%	40,000	40,000		0%
60645	Signs	15,000	25,000	10,000	67%	40,000	25,000	7,500	38%
60650	Miscellaneous Maintenance	5,000	5,000	-	0%	15,000	5,000	15,000	67%
60655	Centralized irrigation system	400	-	(400)	-100%	400	400	10,000	0%
	Subtotal	82,975	107,000	24,025	29%	209,400	121,900		42%
						12%	87,500		0%
EAST	TOTAL EAST SECTOR	1,580,267	1,605,812	25,545	2%	1,708,212	1,619,192	-	5%
						100%	1	89,020	0%

Acct#	<u>EXPENSES</u>	Budget FY2023	PROPOSED Budget FY2024	ADOPTED FY2024 Budget vs. Budget 2023	ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	\$ Change	% Change
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.							
	INFLATIONARY FACTOR							
	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	34,000	60,000	26,000 76%	60,000			43%
60118	Lake Bank mowing	34,000	34,000	- 0%	34,000		26,000	0%
60141	Silver Falls Run	2,000	2,000	- 0%	2,000	34,000	-	0%
60146	Crossland Trail	33,000	33,000	- 0%	33,000	34,000	-	0%
60147	Newhaven Blvd.	20,000	20,000	- 0%	20,000	2,000	-	0%
	Subtotal Landscape Maintenance Contracts	697,607	723,607	26,000 4%	723,607	33,000 697,607	-	4%
					38%	20,000	26,000	0%
NW	NON CONTRACTED LANDSCAPING & IRRIGATION REPAIRS							
60200	Irrigation Repairs	84,000	84,000	- 0%	84,000			0%
60210	Plant replacement	84,000	84,000	- 0%	84,000			0%
60215	Mulching	105,000	105,000	- 0%	105,000	84,000		0%
60230	Tree Trimming	84,000	84,000	- 0%	84,000	84,000	-	0%
60231	Other Landscape Maintenance: Non-Contracted, Contingency	152,250	152,250	- 0%	152,250	105,000	-	0%
	Subtotal Non-Contracted Landscaping	509,250	509,250	- 0%	509,250	84,000 593,250	-	0%
					26%	152,250	-	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	9,192 319,192	-	0%
					17%	310,000	-	0%
NW	ENVIRONMENTAL							
60300	Lake maintenance for the lakes outside communities	35,000	35,000	- 0%	35,000			0%
60340	Littoral Shelf Plantings	15,000	15,000	- 0%	15,000			0%
60350	Conservation Areas Exotic Species Removal	120,000	100,000	(20,000) -17%	100,000	35,000	(20,000)	-20%
	Subtotal Environmental	170,000	150,000	(20,000) -12%	150,000	15,000 165,000	(20,000)	-13%
					8%	120,000	-	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%	20,000	-	0%
	OTHER MAINTENANCE: NW SECTOR							
60610	Stormwater System & Drainage	30,000	30,000	- 0%	50,000			40%
60611	Storm Damage and Clean Up	5,000	30,000	25,000 0%	50,000		20,000	90%
60620	Sanitary Sewer	1,000	1,000	- 0%	1,000	30,000	45,000	0%
60640	Hardscapes	50,000	30,000	(20,000) -40%	40,000	5,000	(10,000)	-25%
60645	Signs	20,000	20,000	- 0%	40,000	1,000		50%
60650	Miscellaneous Maintenance	5,000	5,000	- 0%	15,000	50,000	20,000	67%
	Subtotal Other Maintenance	111,000	116,000	5,000 5%	196,000	20,000 116,000	10,000	43%
					10%	5,000	85,000	0%
NW	TOTAL NORTHWEST SECTOR	1,831,949	1,842,949	11,000 1%	1,922,949	1,831,949	91,000	5%
					100%			0%

Acct#	EXPENSES	Budget FY2023	PROPOSED Budget FY2024	ADOPTED FY2024 Budget vs. Budget 2023		ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	\$ Change	% Change
NE	NORTHEAST SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL								
	<i>Area identified as to the east of Lorraine Rd., north of SR 70, south of SR 64 and west to District boundary.</i>								
	INFLATIONARY FACTOR								
	MASTER LANDSCAPING & IRRIGATION MAINTENANCE*								
60119	Post Blvd & SR70 Intersection	24,744	24,744	-	0%	24,744			0%
60130	59th Avenue Lorraine Rd to Post Blvd	6,000	6,000	-	0%	6,000			0%
60131	NE, State Road 70 & Lorraine	5,830	5,830	-	0%	5,830	24,740		0%
60132	Uihlein Road; SR70 to 44th Ave.	140,838	140,838	-	0%	140,838	6,000	4	0%
60133	Lakebank and Swale Mowing	8,000	8,000	-	0%	8,000	5,830		0%
60134	Lorraine Corners	94,000	94,000	-	0%	94,000	4,838		0%
60136	Academic & Lighterwood Trail	44,975	45,000	25	0%	45,000	8,000		0%
60140	44th Ave from Lorraine to Bourmeside	140,000	140,000	-	0%	140,000	94,000		0%
60145	Post Blvd. from 59th Ave to Rangeland Pkwy.	40,000	40,000	-	0%	40,000	44,975	25	0%
60146	Uihlein Rd.; 44th Ave. to SR64	70,910	70,910	-	0%	70,910	140,000		0%
60147	Rangeland Pkwy.; Uihlein Rd. to Bourmeside Blvd.	120,000	120,000	-	0%	120,000	40,000		0%
60148	Bourmeside Blvd.; SR70 to SR64	127,379	127,379	-	0%	127,379	70,910		0%
60149	Rangeland Pkwy.; Lorraine Rd. to Uihlein Rd.	84,000	84,000	-	0%	84,000	120,000		0%
60135	Future Roads	-	-	-	-	-	127,379		0%
	Subtotal Landscape Maintenance Contracts	906,675	906,701	25	0%	906,701	84,000	906,671	0%
					#DIV/0!	1			0%
						50%	54%	-29	0%
NE	NON CONTRACTED LANDSCAPING & IRRIGATION REPAIRS								
60200	Irrigation Repairs	48,300	48,300	-	0%	48,300			0%
60210	Plant replacement	63,000	63,000	-	0%	63,000	1		0%
60215	Mulching	84,000	84,000	-	0%	84,000	48,300		0%
60230	Tree Trimming	50,400	50,400	-	0%	50,400	63,000		0%
60231	Other Landscape Maintenance; Non-Contracted, Contingency	63,000	83,000	20,000	32%	83,000	84,000		24%
	Subtotal Non-Contracted Landscaping	308,700	328,700	20,000	6%	328,700	50,400	308,700	6%
							63,000	20,000	0%
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	209,192	0%
							18%		0%
NE	ENVIRONMENTAL								
60300	Lake maintenance for the lakes outside communities	35,000	35,000	-	0%	40,000			0%
60340	Littoral Shelf Plantings and Maintenance	10,000	10,000	-	0%	10,000			0%
60350	Conservation Areas Exotic Species Removal	75,000	75,000	-	0%	80,000	40,000		0%
	Subtotal Environmental	120,000	120,000		0%	130,000	70,000	130,000	0%
							7%		0%
NE	UTILITIES (Estimated via historical usage and projected additional area)								
60410	Manatee County	100	100	-	0%	100			0%
60420	PEACE RIVER	20,000	25,000	5,000	25%	25,000			8%
	Subtotal Utilities	20,100	25,100	5,000	25%	25,100	23,100	2,000	8%
							1%		0%
NE	OTHER MAINTENANCE: NE SECTOR								
60610	Stormwater System & Drainage	15,000	25,000	10,000	67%	50,000			50%
60611	Storm Damage and Clean Up	5,000	15,000	10,000	0%	50,000		25,000	90%
60620	Sanitary Sewer	2,000	5,000	3,000	150%	5,000	25,000	45,000	-100%
60640	Hardscapes	20,000	10,000	(10,000)	-50%	40,000	5,000		45%
60645	Signs	20,000	20,000	-	0%	40,000	10,000		38%
60650	Miscellaneous Maintenance	1,200	1,200	-	0%	15,000	22,000	18,000	92%
	Subtotal	63,200	76,200	13,000	21%	200,000	25,000	88,200	56%
							11%	1,200	5%
	TOTAL EXPENSES NORTHEAST SECTOR	1,627,867	1,665,893	38,025	2%	1,799,693	1,665,863	133,829	7%
							88%	1	0%

Acct#	<u>EXPENSES</u>	Budget FY2023	PROPOSED Budget FY2024	ADOPTED FY2024 Budget vs. Budget 2023		ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	\$ Change	% Change
	SARASOTA SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL								
	Area identified as Sarasota County lands within the District								
	INFLATIONARY FACTOR								
	SRQ MASTER LANDSCAPING & IRRIGATION REPAIRS CONTRACTS*								
60101	Deer Drive from U.Pkwy. to LWR Blvd.	135,348	135,348	-	0%	135,348	135,348	-	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	118,524	118,524	-	0%	118,524	118,524	-	0%
60104	Lorraine Road; South Boundary to Fruitville Road	79,032	79,032	-	0%	79,032	79,032	-	0%
60105	Blythe Ave., Cannon St., and Lucent Pl.	25,000	25,000	-	0%	25,000	25,000	-	0%
Need #	Blue Lake Road	150,000	150,000	-	0%	150,000	150,000	-	0%
Need #	Pine Warbler Place	7,600	7,600	-	0%	7,600	7,600	-	0%
	Subtotal Landscape Maintenance Contracts	684,008	684,008	-	0%	684,008	684,008	-	0%
						38.27%	40%		0%
	SRQ NON CONTRACTED LANDSCAPING & IRRIGATION REPAIRS								
60200	Irrigation Repairs	48,400	48,400	-	0%	60,000	60,000	-	0%
60210	Plant replacement	96,800	96,800	-	0%	100,000	100,000	-	0%
60215	Mulching	72,600	72,600	-	0%	80,000	80,000	-	0%
60230	Tree Trimming	48,400	48,400	-	0%	60,000	60,000	-	0%
60231	Other Landscape Maintenance; Non-Contracted, Contingency	96,800	96,800	-	0%	100,000	100,000	-	0%
	Subtotal Non-Contracted Landscaping	363,000	363,000	-	0%	400,000	400,000	-	0%
						22.38%	23.37%		0%
	SRQ IRRIGATION FOR MASTER LANDSCAPING								
60250	Monthly Meter Charge	9,192	9,192	-	0%	9,500	9,500	-	0%
60255	Utilization	220,000	220,000	-	0%	220,000	220,000	-	0%
	Subtotal Irrigation	229,192	229,192	-	0%	229,500	229,500	-	0%
						12.84%	13.41%		0%
	SRQ ENVIRONMENTAL								
60300	Lake maintenance for the lakes outside communities	50,000	50,000	-	0%	50,000	50,000	-	0%
60340	Littoral Shelf Plantings	6,000	6,000	-	0%	6,000	6,000	-	0%
60350	Conservation Areas Exotic Species Removal	80,000	80,000	-	0%	80,000	80,000	-	0%
	Subtotal Environmental	136,000	136,000	-	0%	136,000	136,000	-	0%
						7.61%	7.95%		
	SRQ UTILITIES (Estimated via historical usage and projected additional area)								
60400	FLORIDA POWER & LIGHT	35,000	35,000	-	0%	35,000	35,000	-	0%
60420	PEACE RIVER	-	-	-	-	2,000	2,000	-	0%
	Subtotal Utilities	35,000	35,000	-	0%	37,000	37,000	-	0%
						2.07%	2.16%		
	SRQ OTHER MAINTENANCE:								
60610	Stormwater System & Drainage	30,000	30,000	-	0%	50,000	42,000	8,000	16%
60611	Storm Damage and Clean Up	5,000	30,000	25,000	500%	50,000	50,000	-	90%
60620	Sanitary Sewer	2,000	2,000	-	0%	6,000	6,000	-	0%
60635	Water Taxi - Operation, Maint & Insurance	100,000	100,000	-	0%	100,000	50,000	45,000	-
60640	Hardscapes	45,000	25,000	(20,000)	-44%	40,000	45,000	(5,000)	-13%
60645	Signs	20,000	20,000	-	0%	40,000	25,000	15,000	38%
60650	Miscellaneous Maintenance	2,000	2,000	-	0%	15,000	2,000	13,000	87%
	Subtotal	204,000	209,000	5,000	2%	301,000	225,000	76,000	25%
						17%	13%		
	TOTAL SARASOTA SECTOR	1,651,200	1,656,200	5,000	0%	1,787,508	1,711,508	76,000	4%
						100%	100%		0%

Acct#	EXPENSES	Budget	PROPOSED	ADOPTED FY2024		ESTIMATED	Prior	\$ Change	% Change
		FY2023	Budget FY2024	Budget vs.	Budget 2023	BUILDOUT	Buildout		
						(B)	Estimate		
	DISTRICT OPERATIONS AND MANAGEMENT APPORTIONED BY EDU's								
	A. PERSONNEL								
60724	Operations and Maintenance Management Fee - LWRD Personnel	90,209	91,657	1,448	2%	-	-	-	-
	Subtotal	90,209	91,657	1,448	2%	-	-	-	-
	B. OPERATIONS								
60725	Uniforms	2,000	4,000	2,000	100%	5,000	5,000	-	0%
60730	Job Materials	8,000	8,000	-	0%	20,000	20,000	-	0%
60735	Phone/Radio	5,000	5,000	-	-	12,000	12,000	-	0%
60740	Office Supplies	3,000	3,000	-	-	5,000	5,000	-	0%
60745	Fuel & Oil	18,600	18,600	-	0%	50,000	50,000	-	0%
60750	Equipment	-	5,000	5,000	-	10,000	10,000	-	0%
60755	Tools/Machinery	5,000	5,000	-	0%	10,000	10,000	-	0%
60760	Supplies	5,000	30,000	25,000	500%	30,000	10,000	20,000	67%
60765	Employment Advertising	-	-	-	-	2,000	2,000	-	0%
60770	Miscellaneous Maintenance	10,000	10,000	-	0%	24,000	24,000	-	0%
	Maintenance Yard	-	3,000	3,000	-	24,000	24,000	-	0%
	Vehicle R&M	4,000	4,000	-	0%	10,000	10,000	-	0%
	Vehicle	-	60,000	60,000	-	120,000	36,000	84,000	70%
60790	Waste Management	3,000	3,000	-	0%	5,000	5,000	-	0%
	Centralized Irrigation System	-	-	-	-	2,000	2,000	-	0%
	Subtotal	63,600	158,600	95,000	149%	329,000	225,000	104,000	32%
C. 60785	COMMUNITY SERVICES PARKS & AMENITIES ADMIN. FEE	207,025	\$353,210	\$146,185	71%	\$352,188	\$325,620	26,568	8%
	Total Operations and Management	360,834	603,467	242,633	67%	681,188	550,620	130,568	19%
	PARKS & FACILITIES; APPORTIONED BY EDU'S								
60791	Bob Gardner Park	350,000	350,000	-	0%	350,000	350,000	-	0%
60792	James L Patton Park	140,000	140,000	-	0%	140,000	140,000	-	0%
60793	Roger Hill Park	25,000	50,000	25,000	100%	50,000	25,000	25,000	50%
60794	Silver Falls Park	27,500	27,500	(0)	0%	27,500	27,500	-	0%
60795	Waterside Place Park	222,436	194,736	(27,700)	0%	233,683	266,923	(33,240)	-14%
60796	Town Hall North	98,000	98,000	-	-200%	98,000	117,600	(19,600)	-20%
	Passive Parks (117th)	-	5,000	5,000	-100%	15,000	-	15,000	100%
	University LWR Entrance	-	150,000	150,000	0%	150,000	-	150,000	100%
Need #	Trails (Harmony, Curlew)	-	1,000	1,000	0%	117,600	-	117,600	100%
	Total Parks	862,937	1,016,236	153,299	18%	1,181,783	927,023	254,760	22%
	TOTAL MAINTENANCE	7,915,054	8,390,557	475,502	6%	9,081,333	8,306,156	775,177	9%
	ADMINISTRATIVE								
70000	Insurance	20,000	20,000	-	0%	20,000	20,000	-	0%
70005	Board Supervisors	12,000	12,000	-	0%	12,000	12,000	-	0%
70010	Meeting Advertising	11,060	11,060	-	0%	20,000	20,000	-	0%
70030	Engineering	90,000	90,000	-	0%	90,000	75,000	15,000	17%
70040	Bond Agent Fees	23,000	23,000	-	0%	75,000	75,000	-	0%
	Arbitrage Report	-	5,000	5,000	-	5,000	-	5,000	100%
70050	Legal Fees	125,000	125,000	-	0%	125,000	125,000	-	0%
70060	Accounting	110,000	110,000	-	0%	125,000	125,000	-	0%
70065	Lien Book and Tax Roll	340,000	340,000	-	0%	425,000	425,000	-	0%
70070	Annual Audit	20,000	20,000	-	0%	50,000	50,000	-	0%
70080	Trustee	140,000	140,000	-	0%	150,000	150,000	-	0%
70090	Manager	238,000	238,000	-	0%	238,000	238,000	-	0%
70120	Postage	1,500	1,500	-	0%	3,000	3,000	-	0%
70150	Office Supplies	1,500	1,500	-	0%	1,500	1,500	-	0%
70160	Other Current Charges	3,810	3,810	-	0%	10,629	10,629	-	0%
70170	Dues, Licenses, Subscriptions, Training	17,850	17,850	-	0%	22,000	22,000	-	0%
70180	Payroll & Payroll Tax Expense	808,531	997,509	188,978	23%	1,497,011	1,270,238	226,773	15%
70182	Cell Phone	-	-	-	-	-	-	-	0%
70183	Healthcare	-	-	-	-	-	-	-	0%
70185	Defined Employee Contribution Plan	38,000	38,000	-	0%	46,000	46,000	-	0%
	TOTAL ADMINISTRATIVE	2,000,251	2,194,229	193,978	10%	2,915,140	2,668,367	246,773	8%
	RESERVES	158,743	161,917	3,175		270,956	270,956	-	0%
	EXPENSES GRAND TOTAL	10,074,048	10,746,703	672,655	7%	12,267,429	11,245,478	1,021,950	8%

Acct#

EXPENSES

	Budget FY2023	PROPOSED Budget FY2024	ADOPTED FY2024 Budget vs. Budget 2023		ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	\$ Change	% Change
REVENUES - % FROM PLATTED LOTS					100%	100%		0%
ASSESSMENTS FROM PLATTED LOTS ^a	7,628,144	9,183,124	1,554,980	20%	12,267,429	11,245,478	1,021,950	8%
ASSESSMENTS FROM UNPLATTED	216,012	173,190	(42,823)	-20%			-	
LANDOWNER CONTRIBUTIONS (A)	2,228,891	1,389,390	(839,502)	-38%			-	
INTEREST INCOME	-	-	-				-	
OTHER INCOME (PARK RENTAL FEES)	1,000	1,000	-	0%			-	
TOTAL	10,074,048	10,746,703	672,655	7%	12,267,429	11,245,478	1,021,950	8%
			TOTAL CHANGE VS. PRIOR YEAR			1,021,950		
OPERATING SURPLUS (DEFICIT)	0	0	(0)		0	0	0	

(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

^bBuildout assessments budget includes a cushion to account for county administration and

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

LAKWOOD RANCH STEWARDSHIP DISTRICT
 FOR OCTOBER 1, 2023 TO SEPTEMBER 30, 2024 DISTRICT OPERATION & MAINTENANCE BUDGET
BUDGET SUMMARY SCHEDULE SHOWING COST PER UNIT & ASSESSMENT PER UNIT

	2022 BUDGET	ADOPTED BUDGET 2023	UNITS	AVG. PER UNIT	ESTIMATED BUILDOUT BUDGET	UNITS	AVG. PER UNIT	PRIOR YEAR	CHANGE VS. PRIOR YEAR
SOURCES OF FUNDS									
ASSESSMENTS - PLATTED PARCELS	\$7,628,144	\$9,183,124	20,827	\$441	\$12,267,429		\$446	\$432	\$14
SE						27,502			
NW									
NE									
SRQ									
ASSESSMENTS - UNPLATTED LAND	\$216,012	\$173,190			\$0				
SE									
NW									
NE									
SRQ									
LANDOWNER CONTRIBUTIONS - SMR	\$2,228,891	\$1,389,390			\$0				
SE									
NW									
NE									
SRQ									
PARK RENTAL FEES	\$1,000	\$1,000							
TOTAL SOURCES	\$10,074,048	\$10,746,703	20,827	\$441	\$12,267,429		\$446	\$377	\$69
SE						27,502			
NW									
NE									
SRQ									

USES OF FUNDS		Variance	Variance Notes:						
EAST SECTOR	\$1,580,267	\$1,605,812	\$25,545		1,708,212	4,155	\$411	\$419	(\$8)
NORTHWEST SECTOR	\$1,831,949	\$1,842,949	\$11,000		1,922,949	8,602	\$224	\$215	\$8
NORTHEAST SECTOR	\$1,627,867	\$1,665,893	\$38,025		1,799,693	10,250	\$176	\$160	\$16
SARASOTA SECTOR	\$1,651,200	\$1,656,200	\$5,000		1,787,508	4,495	\$398	\$443	(\$45)
OPERATIONS & MANAGEMENT	\$153,809	\$250,257	\$96,448		329,000	27,502	\$12	\$27	(\$15)
COMM. SERV. MGMT. FEE	\$207,025	\$353,210	\$146,185		352,188	27,502	\$13	\$12	\$1
PARKS	\$862,937	\$1,016,236	\$153,299		1,181,783	27,502	\$43	\$29	\$14
GENERAL RESERVES	\$158,743	\$161,917	\$3,175		270,956	27,502	\$10	\$10	(\$1)
ADMINISTRATIVE	\$2,000,251	\$2,194,229	\$193,978		2,915,140	27,502	\$106	\$44	\$62
TOTAL USES	\$10,074,048	\$10,746,703	\$672,655		\$ 12,267,429	27,502	\$446	\$377	\$69

NET ADDITION TO FUND BALANCE	\$0	\$0
USES CHANGE VS PRIOR YEAR		\$672,655
PERCENTAGE CHANGE		7%

NET ASSESSMENT PER UNIT BY SECTOR:

	AVG. PER UNIT	PRIOR YEAR	Variance	
EAST SECTOR TOTAL	\$595	\$576	\$19	3%
NORTHWEST SECTOR TOTAL	\$407	\$380	\$27	7%
NORTHEAST SECTOR TOTAL	\$359	\$330	\$29	8%
SARASOTA SECTOR TOTAL	\$581	\$645	(\$64)	-9%

AVG. PER UNIT	PRIOR YEAR
7% GROSS UP:	7% GROSS UP:
\$636	\$616
\$436	\$406
\$384	\$353
\$622	\$690

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

**LAKEWOOD RANCH STEWARDSHIP DISTRICT
 ESTIMATED ACRES BY PARCEL BASED ON PROJECTIONS AS OF MAY 2023
 FOR ALLOCATION OF OPERATION & MAINTENANCE ASSESSMENTS ON LAND NOT PLATTED
 FOR OCTOBER 2023 TO SEPTEMBER 2024 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	# of Acres	# of Total EDU	Unit Per Acre	# of Platted EDU	EDU Not Platted Divided by	Per Acre Assessment	Assessment Amount
Unplated Acreage Contributions					Unit Per Acre to Equal Acres to Bill On	** Equal to 50% of the Admin per acre buildout	
Land Owners							
East Sector:							
Toll Brothers (The Isles at LWR)	339.00	450.00	1.33	353.00	73.07	\$118	\$8,646
Trinity Enterprise Holdings, Inc - ID 588602309	69.65	40.00	0.57	-	69.65	\$118	\$8,241
							\$16,886
Northwest Sector:							
EQUITABLE NATIONAL PROPERTY COMPANY LLC - ID #57960096	16.16	40.00	2.48	-	16.16	\$118	\$1,912
EQUITABLE NATIONAL PROPERTY COMPANY LLC - ID #5796257	3.25	10.00	3.08	-	3.25	\$118	\$385
Lakewood Center South / NW Sector:							
CORE (within LWCS):							
Orlando Health	31.98	260.00	8.13		31.98	\$118	\$3,784
Lakewood Center North 1 - "Commercial Units":							
J & B INTERNATIONAL PROPERTIES LLC - Unit 8 - ID #583206256	1.34	20.00	14.93	-	1.34	\$118	\$159
Lakewood Center North:							
HH Pizza Factory - ID 580075309	1	4.00	6.37		0.63	\$118	\$74
CNL 117th Street East - ID 580075209	1	2.95	2.58		1.14	\$118	\$135
CNL 117th Street East - ID 580075259	1	0.85	1.06		0.80	\$118	\$94
S&L Properties Lakewood Ranch LLC - ID #580091059	1	2.00	1.34		1.50	\$118	\$177
NAP LR6, LLC - ID #580091109	1	2.00	1.60		1.25	\$118	\$148
NAP LR6, LLC - ID #580091159	1	2.00	2.18		0.92	\$118	\$109
NAP LR6, LLC - ID #580091409	2	2.00	0.87		2.31	\$118	\$273
NAP LR6, LLC - ID #580091209	1	2.00	1.44		1.39	\$118	\$165
NAP LR6, LLC - ID #580091459	1	2.00	1.77		1.13	\$118	\$134
NAP LR6, LLC - ID #580091359	1	2.00	2.35		0.85	\$118	\$101
WVG ACQUISITIONS LLC - ID #580091259	1	2.00	1.71		1.17	\$118	\$138
Northwest Sector DR1							
NW Corner of 44th & White Eagle - Amber Creek, Parcel Y - Apartments	22	240.00	10.91		22.00	\$118	\$2,603
Business Park & Commerce Park:							
Inner Compass at LWR LLC - ID 579102359	1.56	2.99	1.91	-	1.56	\$118	\$185
4816 Lena LLC - ID 579102109	1.25	5.28	4.23	-	1.25	\$118	\$148
4215 Solutions Lane LLC - ID 579103059	1.38	4.00	2.89	-	1.38	\$118	\$164
Gut Hut III LLC - ID 579102059	1.21	4.00	3.29	-	1.21	\$118	\$144
GATEWOOD COMMERCE CENTER LLC, ID #567810959	16.06	4.00	0.25	-	16.06	\$118	\$1,900
LWR Commerce Park - ID 579101309	4.05	16.00	3.95	-	4.05	\$118	\$479
4816 LENA LLC - ID 579103009	1.44	4.00	2.78	-	1.44	\$118	\$170
LWR Commerce Park - ID 579102289	1.90	4.00	2.11	-	1.90	\$118	\$224
LWR Commerce Park - ID 579102269	2.81	12.00	4.28	-	2.81	\$118	\$332
LWR Commerce Park - ID 579102759	1.32	4.00	3.03	-	1.32	\$118	\$156
LWR Commerce Park - ID 579102809	1.29	4.00	3.10	-	1.29	\$118	\$153
LWR Commerce Park - ID 579102859	1.29	4.00	3.10	-	1.29	\$118	\$153
							\$14,596
Northeast Sector:							
Azario - Taylor Morrison	992.00	1,985.00	2.00	1,414.00	285.36	\$118	\$33,762
Sweetwater - MI Homes	223.25	512.00	2.29	301.00	92.00	\$118	\$10,885
Star Farms - Forestar	699.47	1,554.00	2.22	750.00	361.89	\$118	\$42,817
Lakewood Ranch Comm Park - Lorraine NE Corners - Lot 5 - ID #582	3.27	12.00	3.67	4.02	2.18	\$118	\$258
D7 Bradenton - ID #582202219	0.87	4.00	4.62	-	0.87	\$118	\$102
							\$87,824
Sarasota:							
The Tides - TI Investors of LWR - ID 0193010010	37.78	183.00	4.84	-	37.78	\$118	\$4,470
Emerald Landing - CND Lakewood Ranch LLC - ID #0193010009	29.86	193.00	6.46	-	29.86	\$118	\$3,533
Wild Blue, SDWB WATERSIDE LLC, ID #0183010007	437.38	505.00	1.15	94	355.97	\$118	\$42,116
Bungalow Walk, TDC LR SFR LLC, ID #0183010004	31.82	225.00	7.07	0	31.82	\$118	\$3,765
							\$53,884
Total Non-SMR	2,988				1,463.81		\$173,190