



June 3, 2022



County Administrator  
Manatee Board of County Commissioners  
1112 Manatee Avenue West  
Bradenton, Florida 34205

**pfm**

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Re: Lakewood Ranch Stewardship District  
Proposed Budget Fiscal Year 2022-2023

To Whom It May Concern:

In accordance with section 6(4)(c) of chapter 2005-338, Laws of Florida (the Special Act establishing the Lakewood Ranch Stewardship District), enclosed please find one copy of the District's proposed budget for Fiscal Year 2022-2023 for purposes of disclosure and information only. The District has scheduled a public hearing for August 5, 2022 at 9:00 a.m. at Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Bradenton, Florida 34202, for adoption of the same. If you have any questions regarding the enclosed, please feel free to contact me.

Sincerely,

Jennifer Glasgow

Chief District Accountant

Enclosure

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<br>2022 Budget<br><br>Budget | PRELIM BUDGET<br>FY2023:<br>Resolution |             | Increase<br>(Decrease)<br>2023 Budget vs.<br>2022 Budget           | Estimated<br>Buildout<br>Budget          |
|------------------------------------------------------------------------------|----------------------------------------|----------------------------------------|-------------|--------------------------------------------------------------------|------------------------------------------|
| <b>Sources of Funds:</b>                                                     |                                        |                                        |             |                                                                    |                                          |
| 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                               |             | \$ -                                                               | \$ -                                     |
| <b>Total - Sources of Funds</b>                                              | <b>\$ 9,939,259</b>                    | <b>\$ 10,080,828</b>                   | <b>99%</b>  | <b>\$ 141,569</b>                                                  | <b>\$ 11,245,478</b>                     |
| <b>Uses of Funds</b>                                                         |                                        |                                        |             |                                                                    |                                          |
| <b>Administrative Expenditures:</b>                                          |                                        |                                        |             |                                                                    |                                          |
| 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                             |
| <b>Total - Administrative</b>                                                | <b>\$ 1,183,220</b>                    | <b>\$ 2,000,251</b>                    | <b>59%</b>  | <b>\$ 817,031</b>                                                  | <b>\$ 2,668,367</b>                      |
| <b>Reserves</b>                                                              | <b>\$ 155,630</b>                      | <b>\$ 158,743</b>                      | <b>98%</b>  | <b>\$ 3,113</b>                                                    | <b>\$ 270,956</b>                        |
| <b>LW Center / NW Sector Additional Assessment from Prior Year Refunding</b> | <b>\$ 308,000</b>                      | <b>\$ -</b>                            |             | <b>\$ (308,000)</b>                                                | <b>\$ -</b>                              |
| <b>Maintenance:</b>                                                          |                                        |                                        |             |                                                                    |                                          |
| 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                                                                  | \$ -                                   | \$ -                                   |             | \$ -                                                               | \$ -                                     |
| <b>Total - Maintenance</b>                                                   | <b>\$ 8,292,409</b>                    | <b>\$ 7,921,834</b>                    | <b>105%</b> | <b>\$ (370,575)</b>                                                | <b>\$ 8,306,156</b>                      |
| <b>Total - Uses of Funds</b>                                                 | <b>\$ 9,939,259</b>                    | <b>\$ 10,080,828</b>                   | <b>99%</b>  | <b>\$ 141,569</b>                                                  | <b>\$ 11,245,478</b>                     |
| <b>Operating Surplus or Deficit</b>                                          | <b>\$ 0</b>                            | <b>\$ -</b>                            |             | <b>\$ (0)</b>                                                      | <b>\$ -</b>                              |
| <b>Maintenance Expense by Land Area:</b>                                     |                                        |                                        |             |                                                                    |                                          |
|                                                                              | <b>Budget<br/>FY2022</b>               | <b>Prelim. Budget<br/>FY2023: RES.</b> |             | <b>Increase<br/>(Decrease)<br/>2023 Budget vs.<br/>2022 Budget</b> | <b>Estimated<br/>Buildout<br/>Budget</b> |
| 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                                |
| <b>Total</b>                                                                 | <b>\$8,292,409</b>                     | <b>\$7,921,834</b>                     | <b>105%</b> | <b>(\$370,575)</b>                                                 | <b>\$8,306,156</b>                       |

Lakewood Ranch Stewardship District  
Operations and Maintenance Budget Detail

| EXPENSES                                                                |                                                          | Budget<br>FY2022 | PRELIMINARY<br>Budget FY2023 | PRELIM FY2023<br>Budget vs. Budget<br>2022 | ESTIMATED<br>BUILDOUT<br>(B) | Prior<br>Buildout<br>Estimate | \$ Change | % Change |         |
|-------------------------------------------------------------------------|----------------------------------------------------------|------------------|------------------------------|--------------------------------------------|------------------------------|-------------------------------|-----------|----------|---------|
| Acct#                                                                   |                                                          |                  |                              |                                            | 100%                         |                               |           |          |         |
| EAST EAST (FKA SE) SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL      |                                                          |                  |                              |                                            |                              |                               |           |          |         |
| Area identified as around Country Club East, Lake Club, Del Webb, Isles |                                                          |                  |                              |                                            |                              |                               |           |          |         |
| 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                    | 190,848          | 192,000                      | 1,152                                      | 1%                           | 192,000                       | 190,848   | 1,152    | 1%      |
| 60103                                                                   | Lorraine Rd - East side                                  | 63,180           | 84,000                       | 20,820                                     | 33%                          | 84,000                        | 63,180    | 20,820   | 25%     |
| 60104                                                                   | Allocation from CDD's for UP and Lorraine medians        | 20,173           | 22,000                       | 1,827                                      | 9%                           | 22,000                        | 20,173    | 1,827    | 8%      |
| 60106                                                                   | Bournside Blvd from Masters to SR70                      | 51,480           | 51,480                       | -                                          | 0%                           | 51,480                        | 51,480    | -        | 0%      |
| 60107                                                                   | Covenant Way                                             | 12,600           | -                            | (12,600)                                   | -100%                        | -                             | 12,600    | (12,600) | #DIV/0! |
| 60108                                                                   | Masters Ave from Players Dr to Bournside Blvd.           | 114,036          | 114,036                      | -                                          | 0%                           | 114,036                       | 114,036   | -        | 0%      |
| 60109                                                                   | Bournside Blvd from Masters to University Pkwy.          | 69,000           | 90,000                       | 21,000                                     | 30%                          | 90,000                        | 69,000    | 21,000   | 23%     |
| Subtotal Landscape Maintenance Contracts                                |                                                          | 666,901          | 699,100                      | 32,199                                     | 5%                           | 699,100                       | 666,901   | 32,199   | 5%      |
|                                                                         |                                                          |                  |                              |                                            | 43%                          | 42%                           |           | 0%       |         |
| EAST NON CONTRACTED LANDSCAPING & IRRIGATION REPAIRS                    |                                                          |                  |                              |                                            |                              |                               |           |          |         |
| 60200                                                                   | Irrigation Repairs                                       | 65,000           | 65,000                       | -                                          | 0%                           | 65,000                        | 65,000    | -        | 0%      |
| 60210                                                                   | Plant replacement                                        | 105,000          | 105,000                      | -                                          | 0%                           | 105,000                       | 105,000   | -        | 0%      |
| 60215                                                                   | Mulching                                                 | 87,000           | 87,000                       | -                                          | 0%                           | 87,000                        | 87,000    | -        | 0%      |
| 60230                                                                   | Tree Trimming                                            | 31,000           | 31,000                       | -                                          | 0%                           | 31,000                        | 31,000    | -        | 0%      |
| 60231                                                                   | Other Landscape Maintenance, Non-Contracted, Contingency | 60,000           | 60,000                       | -                                          | 0%                           | 60,000                        | 60,000    | -        | 0%      |
| Subtotal Non-Contracted Landscaping                                     |                                                          | 348,000          | 348,000                      | -                                          | 0%                           | 348,000                       | 348,000   | -        | 0%      |
|                                                                         |                                                          |                  |                              |                                            | 21%                          | 22%                           |           | 0%       |         |
| EAST IRRIGATION FOR MASTER LANDSCAPING                                  |                                                          |                  |                              |                                            |                              |                               |           |          |         |
| 60250                                                                   | Monthly Meter Charge                                     | 9,192            | 9,192                        | -                                          | 0%                           | 9,192                         | 9,192     | -        | 0%      |
| 60255                                                                   | Utilization                                              | 320,000          | 320,000                      | -                                          | 0%                           | 320,000                       | 320,000   | -        | 0%      |
| Subtotal Irrigation                                                     |                                                          | 329,192          | 329,192                      | -                                          | 0%                           | 329,192                       | 329,192   | -        | 0%      |
|                                                                         |                                                          |                  |                              |                                            | 20%                          | 21%                           |           | 0%       |         |
| EAST ENVIRONMENTAL                                                      |                                                          |                  |                              |                                            |                              |                               |           |          |         |
| 60300                                                                   | Lake maintenance for the lakes outside communities       | 30,000           | 30,000                       | -                                          | 0%                           | 30,000                        | 30,000    | -        | 0%      |
| 60340                                                                   | Littoral Shelf Plantings                                 | 10,000           | 10,000                       | -                                          | 0%                           | 10,000                        | 10,000    | -        | 0%      |
| 60350                                                                   | Conservation Areas Exotic Species Removal                | 80,000           | 80,000                       | -                                          | 0%                           | 80,000                        | 120,000   | (40,000) | -50%    |
| Subtotal Environmental                                                  |                                                          | 120,000          | 120,000                      | -                                          | 0%                           | 120,000                       | 160,000   | (40,000) | -33%    |
|                                                                         |                                                          |                  |                              |                                            | 7%                           | 10%                           |           | 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: SE SECTOR                                            |                                                          |                  |                              |                                            |                              |                               |           |          |         |
| 60600                                                                   | Roads and sidewalks                                      | 2,000            | 2,000                        | -                                          | 0%                           | 4,000                         | 2,000     | 2,000    | 50%     |
| 60610                                                                   | Stormwater System & Drainage                             | 20,000           | 20,000                       | -                                          | 0%                           | 40,000                        | 20,000    | 20,000   | 50%     |
| 60611                                                                   | Storm Damage and Clean Up                                | 5,000            | 5,000                        | -                                          | 0%                           | 5,000                         | 5,000     | -        | 0%      |
| 60620                                                                   | Sanitary Sewer                                           | 2,500            | 2,500                        | -                                          | 0%                           | 2,500                         | 2,500     | -        | 0%      |
| 60640                                                                   | Hardscapes                                               | 31,500           | 33,075                       | 1,575                                      | 5%                           | 40,000                        | 40,000    | -        | 0%      |
| 60645                                                                   | Signs                                                    | 12,600           | 15,000                       | 2,400                                      | 19%                          | 25,000                        | 20,000    | 5,000    | 20%     |
| 60650                                                                   | Miscellaneous Maintenance                                | 5,000            | 5,000                        | -                                          | 0%                           | 5,000                         | 5,000     | -        | 0%      |
| 60655                                                                   | Centralized irrigation system                            | 400              | 400                          | -                                          | 0%                           | 400                           | 400       | -        | 0%      |
| Subtotal                                                                |                                                          | 79,000           | 82,975                       | 3,975                                      | 5%                           | 121,900                       | 94,900    | 27,000   | 22%     |
|                                                                         |                                                          |                  |                              |                                            | 8%                           | 6%                            |           | 0%       |         |
| EAST TOTAL EAST SECTOR                                                  |                                                          | 1,544,093        | 1,580,287                    | 36,174                                     | 2%                           | 1,619,192                     | 1,599,993 | 19,199   | 1%      |

Lakewood Ranch Stewardship District  
Operations and Maintenance Budget Detail

| EXPENSES                                                                                                   | Budget<br>FY 2022 | PRELIMINARY<br>Budget FY 2023 | PRELIM FY2023<br>Budget vs. Budget<br>2022 | ESTIMATED<br>BUILDOUT<br>(B) | Prior<br>Buildout<br>Estimate | \$ Change | % Change      |
|------------------------------------------------------------------------------------------------------------|-------------------|-------------------------------|--------------------------------------------|------------------------------|-------------------------------|-----------|---------------|
| Acc#                                                                                                       |                   |                               |                                            |                              |                               |           |               |
| <b>NW NORTHWEST SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL</b>                                        |                   |                               |                                            | 100%                         | 100%                          |           | 0%            |
| <i>Area identified as to the east of LWR Blvd, north of SR 70, south of SR 64 and west of Lorraine Rd.</i> |                   |                               |                                            |                              |                               |           |               |
| INFLATIONARY FACTOR                                                                                        |                   |                               |                                            |                              |                               |           |               |
| MASTER LANDSCAPING & IRRIGATION MAINTENANCE CONTRACTS *                                                    |                   |                               |                                            |                              |                               |           |               |
| 60144 NW Sector - East Contract                                                                            | 283,024           | 283,024                       | -                                          | 0%                           | 283,024                       | 286,000   | (2,976) -1%   |
| 60145 NW Sector - West Contract                                                                            | 291,583           | 291,583                       | -                                          | 0%                           | 291,583                       | 305,374   | (13,791) -5%  |
| 60113 Kent Lake & Lake Bank Maintenance                                                                    | 34,000            | 34,000                        | -                                          | 0%                           | 34,000                        | 34,000    | - 0%          |
| 60118 Lake Bank mowing                                                                                     | 34,000            | 34,000                        | -                                          | 0%                           | 34,000                        | 42,000    | (8,000) -24%  |
| 60119 Rangeland Pkwy., White Eagle Blvd. to Lorraine Rd.                                                   | -                 | -                             | -                                          | #DIV/0!                      | -                             | -         | #DIV/0!       |
| 60121 LWR Blvd., Matlacha Dr. to SR 70                                                                     | -                 | -                             | -                                          | #DIV/0!                      | -                             | -         | #DIV/0!       |
| 60141 Silver Falls Run                                                                                     | -                 | 2,000                         | 2,000                                      | #DIV/0!                      | 2,000                         | -         | 2,000 100%    |
| Need # Crossland Trail                                                                                     | 33,000            | 33,000                        | -                                          | 0%                           | 33,000                        | 33,000    | - 0%          |
| Need # Newhaven Blvd.                                                                                      | 20,000            | 20,000                        | -                                          | 0%                           | 20,000                        | 20,000    | - 0%          |
| Subtotal Landscape Maintenance Contracts                                                                   | 695,607           | 697,607                       | 2,000                                      | 0%                           | 697,607                       | 720,374   | (6,000) -1%   |
| <b>NON CONTRACTED LANDSCAPING &amp; IRRIGATION REPAIRS</b>                                                 |                   |                               |                                            | 38%                          | 38%                           |           | 0%            |
| 60200 Irrigation Repairs                                                                                   | 84,000            | 84,000                        | -                                          | 0%                           | 84,000                        | 84,000    | - 0%          |
| 60210 Plant replacement                                                                                    | 84,000            | 84,000                        | -                                          | 0%                           | 84,000                        | 84,000    | - 0%          |
| 60215 Mulching                                                                                             | 105,000           | 105,000                       | -                                          | 0%                           | 105,000                       | 105,000   | - 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                       | 152,250   | - 0%          |
| Subtotal Non-Contracted Landscaping                                                                        | 509,250           | 509,250                       | -                                          | 0%                           | 509,250                       | 509,250   | - 0%          |
| <b>IRRIGATION FOR MASTER LANDSCAPING</b>                                                                   |                   |                               |                                            | 28%                          | 27%                           |           | 0%            |
| 60250 Monthly Meter Charge                                                                                 | 9,192             | 9,192                         | -                                          | 0%                           | 9,192                         | 9,500     | (308) -3%     |
| 60255 Utilization                                                                                          | 310,000           | 310,000                       | -                                          | 0%                           | 310,000                       | 340,000   | (30,000) -10% |
| Subtotal Irrigation                                                                                        | 319,192           | 319,192                       | -                                          | 0%                           | 319,192                       | 349,500   | (30,308) -9%  |
| <b>ENVIRONMENTAL</b>                                                                                       |                   |                               |                                            | 17%                          | 16%                           |           | 0%            |
| 60300 Lake maintenance for the lakes outside communities                                                   | 35,000            | 35,000                        | -                                          | 0%                           | 35,000                        | 36,000    | (1,000) -3%   |
| 60340 Littoral Shelf Plantings                                                                             | 15,000            | 15,000                        | -                                          | 0%                           | 15,000                        | 15,000    | - 0%          |
| 60350 Conservation Areas Exotic Species Removal                                                            | 120,000           | 120,000                       | -                                          | 0%                           | 120,000                       | 120,000   | - 0%          |
| Subtotal Environmental                                                                                     | 170,000           | 170,000                       | -                                          | 0%                           | 170,000                       | 171,000   | (1,000) -1%   |
| <b>UTILITIES (Estimated via historical usage and projected additional area)</b>                            |                   |                               |                                            | 9%                           | 9%                            |           | 0%            |
| 60400 FLORIDA POWER & LIGHT                                                                                | 900               | 900                           | -                                          | 0%                           | 900                           | 900       | - 0%          |
| 60420 PEACE RIVER                                                                                          | 24,000            | 24,000                        | -                                          | 0%                           | 24,000                        | 24,000    | - 0%          |
| Subtotal Utilities                                                                                         | 24,900            | 24,900                        | -                                          | 0%                           | 24,900                        | 24,900    | - 0%          |
| <b>OTHER MAINTENANCE: NW SECTOR</b>                                                                        |                   |                               |                                            | 1%                           | 1%                            |           | 0%            |
| 60610 Stormwater System & Drainage                                                                         | 30,000            | 30,000                        | -                                          | 0%                           | 30,000                        | 30,000    | - 0%          |
| 60611 Storm Damage and Clean Up                                                                            | 5,000             | 5,000                         | -                                          | 0%                           | 5,000                         | 5,000     | - 0%          |
| 60620 Sanitary Sewer                                                                                       | 1,000             | 1,000                         | -                                          | 0%                           | 1,000                         | 1,000     | - 0%          |
| 60640 Hardscapes                                                                                           | 50,000            | 50,000                        | -                                          | 0%                           | 50,000                        | 50,000    | - 0%          |
| 60645 Signs                                                                                                | 20,000            | 20,000                        | -                                          | 0%                           | 20,000                        | 25,000    | (5,000) -25%  |
| 60650 Miscellaneous Maintenance                                                                            | 5,000             | 5,000                         | -                                          | 0%                           | 5,000                         | 5,000     | - 0%          |
| Subtotal Other Maintenance                                                                                 | 111,000           | 111,000                       | -                                          | 0%                           | 111,000                       | 116,000   | (5,000) -5%   |
| <b>NW TOTAL NORTHWEST SECTOR</b>                                                                           | 1,829,949         | 1,831,949                     | 2,000                                      | 0%                           | 1,831,949                     | 1,891,024 | (42,308) -2%  |

Lakewood Ranch Stewardship District  
Operations and Maintenance Budget Detail

| EXPENSES |                                                                                                               | Budget<br>FY2022 | PRELIMINARY<br>Budget FY2023 | PRELIM FY2023<br>Budget vs. Budget<br>2022 | ESTIMATED<br>BUILDOUT<br>(B) | Prior<br>Buildout<br>Estimate | \$ Change | % Change |         |
|----------|---------------------------------------------------------------------------------------------------------------|------------------|------------------------------|--------------------------------------------|------------------------------|-------------------------------|-----------|----------|---------|
| Acc#     |                                                                                                               |                  |                              |                                            |                              |                               |           |          |         |
| NE       | NORTHEAST SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL                                                     |                  |                              |                                            | 100%                         |                               |           | 0%       |         |
|          | Area identified as to the east of Lorraine Rd., north of SR 70, south of SR 64 and west to District boundary. |                  |                              |                                            | 100%                         | 1                             |           |          |         |
|          | INFLATIONARY FACTOR                                                                                           |                  |                              |                                            |                              |                               |           |          |         |
|          | MASTER LANDSCAPING & IRRIGATION MAINTENANCE *                                                                 |                  |                              |                                            |                              |                               |           |          |         |
| 60119    | Post Blvd & SR70 Intersection                                                                                 | 24,744           | 24,744                       | -                                          | 0%                           | 24,740                        | 24,740    | -        | 0%      |
| 60130    | 59th Avenue Lorraine Rd to Post Blvd                                                                          | 6,000            | 6,000                        | -                                          | 0%                           | 6,000                         | 6,000     | -        | 0%      |
| 60131    | NE, State Road 70 & Lorraine                                                                                  | 5,830            | 5,830                        | -                                          | 0%                           | 5,830                         | 5,830     | -        | 0%      |
| 60132    | Uhlein Road, SR70 to 44th Ave                                                                                 | 140,838          | 140,838                      | -                                          | 0%                           | 140,838                       | 141,000   | (162)    | 0%      |
| 60133    | Lakebank and Swale Mowing                                                                                     | 8,000            | 8,000                        | -                                          | 0%                           | 8,000                         | 10,000    | (2,000)  | -25%    |
| 60134    | Lorraine Corners                                                                                              | 94,000           | 94,000                       | -                                          | 0%                           | 94,000                        | 94,000    | -        | 0%      |
| 60136    | Academic & Lightwood Trail                                                                                    | -                | 44,975                       | 44,975                                     | #DIV/0!                      | 44,975                        | -         | 44,975   | 100%    |
| 60140    | 44th Ave from Lorraine to Bourmeside                                                                          | 140,000          | 140,000                      | -                                          | 0%                           | 140,000                       | 140,000   | -        | 0%      |
| 60145    | Post Blvd. from 59th Ave to Rangeland Pkwy.                                                                   | 40,000           | 40,000                       | -                                          | 0%                           | 40,000                        | 40,000    | -        | 0%      |
| 60146    | Uhlein Rd., 44th Ave. to SR64                                                                                 | 70,910           | 70,910                       | -                                          | 0%                           | 70,910                        | 70,910    | -        | 0%      |
| 60147    | Rangeland Pkwy., Uhlein Rd. to Bourmeside Blvd                                                                | 120,000          | 120,000                      | -                                          | 0%                           | 120,000                       | 120,000   | -        | 0%      |
| 60148    | Bourmeside Blvd., SR70 to SR64                                                                                | 127,379          | 127,379                      | -                                          | 0%                           | 127,379                       | 150,000   | (22,621) | -18%    |
| 60149    | Rangeland Pkwy., Lorraine Rd. to Uhlein Rd                                                                    | 84,000           | 84,000                       | -                                          | 0%                           | 84,000                        | 84,000    | -        | 0%      |
| 60135    | Future Roads                                                                                                  | 50,000           | -                            | (50,000)                                   | -100%                        | -                             | 50,000    | (50,000) | #DIV/0! |
|          | Subtotal Landscape Maintenance Contracts                                                                      | 911,701          | 906,675                      | (5,025)                                    | -1%                          | 906,671                       | 936,479   | (29,808) | -3%     |
|          |                                                                                                               |                  |                              |                                            | 54%                          | 56%                           |           | 0%       |         |
| NE       | NON CONTRACTED LANDSCAPING & IRRIGATION REPAIRS                                                               |                  |                              |                                            |                              |                               |           |          |         |
| 60200    | Irrigation Repairs                                                                                            | 48,300           | 48,300                       | -                                          | 0%                           | 48,300                        | 48,300    | -        | 0%      |
| 60210    | Plant replacement                                                                                             | 63,000           | 63,000                       | -                                          | 0%                           | 63,000                        | 63,000    | -        | 0%      |
| 60215    | Mulching                                                                                                      | 84,000           | 84,000                       | -                                          | 0%                           | 84,000                        | 84,000    | -        | 0%      |
| 60230    | Tree Trimming                                                                                                 | 50,400           | 50,400                       | -                                          | 0%                           | 50,400                        | 50,400    | -        | 0%      |
| 60231    | Other Landscape Maintenance, Non-Contracted, Contingency                                                      | 63,000           | 63,000                       | -                                          | 0%                           | 63,000                        | 63,000    | -        | 0%      |
|          | Subtotal Non-Contracted Landscaping                                                                           | 308,700          | 308,700                      | -                                          | 0%                           | 308,700                       | 308,700   | -        | 0%      |
|          |                                                                                                               |                  |                              |                                            | 19%                          | 18%                           |           | 0%       |         |
| NE       | IRRIGATION FOR MASTER LANDSCAPING                                                                             |                  |                              |                                            |                              |                               |           |          |         |
| 60250    | Monthly Meter Charge                                                                                          | 9,192            | 9,192                        | -                                          | 0%                           | 9,192                         | 9,500     | (308)    | -3%     |
| 60255    | Utilization                                                                                                   | 200,000          | 200,000                      | -                                          | 0%                           | 200,000                       | 210,000   | (10,000) | -5%     |
|          | Subtotal Irrigation                                                                                           | 209,192          | 209,192                      | -                                          | 0%                           | 209,192                       | 219,500   | (10,308) | -5%     |
|          |                                                                                                               |                  |                              |                                            | #DIV/0!                      | 0                             | 0         | 0%       |         |
| NE       | ENVIRONMENTAL                                                                                                 |                  |                              |                                            |                              |                               |           |          |         |
| 60300    | Lake maintenance for the lakes outside communities                                                            | 35,000           | 35,000                       | -                                          | 0%                           | 40,000                        | 40,000    | -        | 0%      |
| 60340    | Littoral Shelf Plantings and Maintenance                                                                      | 10,000           | 10,000                       | -                                          | 0%                           | 10,000                        | 10,000    | -        | 0%      |
| 60350    | Conservation Areas Exotic Species Removal                                                                     | 75,000           | 75,000                       | -                                          | 0%                           | 80,000                        | 75,000    | 5,000    | 6%      |
|          | Subtotal Environmental                                                                                        | 120,000          | 120,000                      | -                                          | 0%                           | 130,000                       | 125,000   | 5,000    | 4%      |
|          |                                                                                                               |                  |                              |                                            | 8%                           | 7%                            |           | 0%       |         |
| NE       | UTILITIES (Estimated via historical usage and projected additional area)                                      |                  |                              |                                            |                              |                               |           |          |         |
| 60410    | Manatee County                                                                                                | 100              | 100                          | -                                          | 0%                           | 100                           | 100       | -        | 0%      |
| 60420    | PEACE RIVER                                                                                                   | 20,000           | 20,000                       | -                                          | 0%                           | 23,000                        | 20,000    | 3,000    | 13%     |
|          | Subtotal Utilities                                                                                            | 20,100           | 20,100                       | -                                          | 0%                           | 23,100                        | 20,100    | 3,000    | 13%     |
|          |                                                                                                               |                  |                              |                                            | 1%                           | 1%                            |           | 0%       |         |
| NE       | OTHER MAINTENANCE: NE SECTOR                                                                                  |                  |                              |                                            |                              |                               |           |          |         |
| 60610    | Stormwater System & Drainage                                                                                  | 15,000           | 15,000                       | -                                          | 0%                           | 25,000                        | 15,000    | 10,000   | 40%     |
| 60611    | Storm Damage and Clean Up                                                                                     | 5,000            | 5,000                        | -                                          | 0%                           | 5,000                         | 5,000     | -        | 0%      |
| 60620    | Sanitary Sewer                                                                                                | 2,000            | 2,000                        | -                                          | 0%                           | 10,000                        | 10,000    | -        | 0%      |
| 60640    | Hardscapes                                                                                                    | 20,000           | 20,000                       | -                                          | 0%                           | 22,000                        | 20,000    | 2,000    | 9%      |
| 60645    | Signs                                                                                                         | 10,000           | 20,000                       | 10,000                                     | 0%                           | 25,000                        | 10,000    | 15,000   | 60%     |
| 60650    | Miscellaneous Maintenance                                                                                     | 1,200            | 1,200                        | -                                          | 0%                           | 1,200                         | 1,200     | -        | 0%      |
|          | Subtotal                                                                                                      | 53,200           | 63,200                       | 10,000                                     | 19%                          | 88,200                        | 67,200    | 27,000   | 31%     |
|          |                                                                                                               |                  |                              |                                            | 5%                           | 4%                            |           | 0%       |         |
|          | TOTAL EXPENSES NORTHEAST SECTOR                                                                               | 1,622,893        | 1,627,887                    | 4,975                                      | 0%                           | 1,665,863                     | 1,670,979 | (5,116)  | 0%      |

Lakewood Ranch Stewardship District  
Operations and Maintenance Budget Detail

| EXPENSES                                                                     | Budget<br>FY2022 | PRELIMINARY<br>Budget FY2023 | PRELIM FY2023<br>Budget vs. Budget<br>2022 |           | ESTIMATED<br>BUDGET<br>(B) | Prior<br>Buildout<br>Estimate | \$ Change     | % Change  |
|------------------------------------------------------------------------------|------------------|------------------------------|--------------------------------------------|-----------|----------------------------|-------------------------------|---------------|-----------|
| Acct#                                                                        |                  |                              |                                            |           |                            |                               |               |           |
| <b>SARASOTA SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL</b>              |                  |                              |                                            |           | 100%                       |                               |               |           |
| <i>Area identified as Sarasota County lands within the District</i>          |                  |                              |                                            |           | 87%                        | 1                             |               | 0%        |
| 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                                      | #DIV/0!   | 7,600                      | -                             | 7,600         | 100%      |
| Subtotal Landscape Maintenance Contracts                                     | 676,408          | 684,008                      | 7,600                                      | 1%        | 684,008                    | 676,408                       | 7,600         | 1%        |
| SRQ NON CONTRACTED LANDSCAPING & IRRIGATION REPAIRS                          |                  |                              |                                            |           | 39.97%                     | 40%                           |               | 0%        |
| 60200 Irrigation Repairs                                                     | 44,000           | 48,400                       | 4,400                                      | 10%       | 60,000                     | 45,000                        | 15,000        | 25%       |
| 60210 Plant replacement                                                      | 88,000           | 96,800                       | 8,800                                      | 10%       | 100,000                    | 80,000                        | 20,000        | 20%       |
| 60215 Mulching                                                               | 66,000           | 72,600                       | 6,600                                      | 10%       | 80,000                     | 80,000                        | -             | 0%        |
| 60230 Tree Trimming                                                          | 44,000           | 48,400                       | 4,400                                      | 10%       | 60,000                     | 60,000                        | -             | 0%        |
| 60231 Other Landscape Maintenance, Non-Contracted, Contingency               | 88,000           | 96,800                       | 8,800                                      | 10%       | 100,000                    | 100,000                       | -             | 0%        |
| Subtotal Non-Contracted Landscaping                                          | 330,000          | 363,000                      | 33,000                                     | 10%       | 400,000                    | 365,000                       | 35,000        | 9%        |
| SRQ IRRIGATION FOR MASTER LANDSCAPING                                        |                  |                              |                                            |           | 23.37%                     | 21.55%                        |               | 0%        |
| 60250 Monthly Meter Charge                                                   | 9,192            | 9,192                        | -                                          | 0%        | 9,500                      | 9,500                         | -             | 0%        |
| 60255 Utilization                                                            | 220,000          | 220,000                      | -                                          | 0%        | 220,000                    | 300,000                       | (80,000)      | -36%      |
| Subtotal Irrigation                                                          | 229,192          | 229,192                      | -                                          | 0%        | 229,500                    | 309,500                       | (80,000)      | -35%      |
| SRQ ENVIRONMENTAL                                                            |                  |                              |                                            |           | 13.41%                     | 18.27%                        |               | 0%        |
| 60300 Lake maintenance for the lakes outside communities                     | 50,000           | 50,000                       | -                                          | 0%        | 50,000                     | 20,000                        | 30,000        | 60%       |
| 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                    | 106,000                       | 30,000        | 22%       |
| SRQ UTILITIES (Estimated via historical usage and projected additional area) |                  |                              |                                            |           | 7.95%                      | 6.26%                         |               |           |
| 60400 FLORIDA POWER & LIGHT                                                  | 30,000           | 35,000                       | 5,000                                      | 17%       | 35,000                     | 30,000                        | 5,000         | 14%       |
| 60420 PEACE RIVER                                                            | -                | -                            | -                                          | -         | 2,000                      | 2,000                         | -             | 0%        |
| Subtotal Utilities                                                           | 30,000           | 35,000                       | 5,000                                      | 17%       | 37,000                     | 32,000                        | 5,000         | 14%       |
| SRQ OTHER MAINTENANCE:                                                       |                  |                              |                                            |           | 2.16%                      | 1.89%                         |               |           |
| 60610 Stormwater System & Drainage                                           | 30,000           | 30,000                       | -                                          | 0%        | 42,000                     | 42,000                        | -             | 0%        |
| 60611 Storm Damage and Clean Up                                              | 5,000            | 5,000                        | -                                          | 0%        | 5,000                      | 5,000                         | -             | 0%        |
| 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                    | 45,000                        | 55,000        | 55%       |
| 60640 Hardscapes                                                             | 45,000           | 45,000                       | -                                          | 0%        | 45,000                     | 100,000                       | (55,000)      | -122%     |
| 60645 Signs                                                                  | 5,000            | 20,000                       | 15,000                                     | 300%      | 25,000                     | 5,000                         | 20,000        | 80%       |
| 60650 Miscellaneous Maintenance                                              | 2,000            | 2,000                        | -                                          | 0%        | 2,000                      | 2,000                         | -             | 0%        |
| Subtotal                                                                     | 189,000          | 204,000                      | 15,000                                     | 8%        | 225,000                    | 205,000                       | 20,000        | 9%        |
|                                                                              |                  |                              |                                            |           | 13%                        | 12%                           |               |           |
| <b>TOTAL SARASOTA SECTOR</b>                                                 | <b>1,590,600</b> | <b>1,651,200</b>             | <b>60,600</b>                              | <b>4%</b> | <b>1,711,508</b>           | <b>1,683,908</b>              | <b>17,600</b> | <b>1%</b> |

Lakewood Ranch Stewardship District  
Operations and Maintenance Budget Detail

| EXPENSES                                                 |                                                                       | Budget<br>FY2022 | PRELIMINARY<br>Budget FY2023 | PRELIM FY2023<br>Budget vs. Budget<br>2022 | ESTIMATED<br>BUILDOUT<br>(B) | Prior<br>Buildout<br>Estimate | \$ Change  | % Change  |         |
|----------------------------------------------------------|-----------------------------------------------------------------------|------------------|------------------------------|--------------------------------------------|------------------------------|-------------------------------|------------|-----------|---------|
| Acct#                                                    |                                                                       |                  |                              |                                            | 100%                         | 100%                          |            | 0%        |         |
| DISTRICT OPERATIONS AND MANAGEMENT APPORTIONED BY EDU'S  |                                                                       |                  |                              |                                            |                              |                               |            |           |         |
| A. PERSONNEL                                             |                                                                       |                  |                              |                                            |                              |                               |            |           |         |
| 60724                                                    | Operations and Maintenance Management Fee - LWRD Personnel            | 415,998          | 90,209                       | (325,789)                                  | -78%                         | -                             | 617,232    | (617,232) | #DIV/0! |
|                                                          | Subtotal                                                              | 415,998          | 90,209                       | (325,789)                                  | -78%                         | -                             | 617,232    | (617,232) | #DIV/0! |
| B. OPERATIONS                                            |                                                                       |                  |                              |                                            |                              |                               |            |           |         |
| 60725                                                    | Uniforms                                                              | 2,000            | 2,000                        | -                                          | 0%                           | 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                                                             | -                | -                            | -                                          |                              | 10,000                        | 10,000     | -         | 0%      |
| 60755                                                    | Tools/Machinery                                                       | 2,000            | 5,000                        | 3,000                                      | 150%                         | 10,000                        | 10,000     | -         | 0%      |
| 60760                                                    | Supplies                                                              | 1,500            | 5,000                        | 3,500                                      | 233%                         | 10,000                        | 10,000     | -         | 0%      |
| 60765                                                    | Employment Advertising                                                | -                | -                            | -                                          |                              | 2,000                         | 2,000      | -         | 0%      |
| 60770                                                    | Miscellaneous Maintenance                                             | 8,000            | 10,000                       | 2,000                                      | 25%                          | 24,000                        | 24,000     | -         | 0%      |
|                                                          | Maintenance Facility Rent                                             | -                | -                            | -                                          |                              | 24,000                        | 24,000     | -         | 0%      |
|                                                          | Vehicle R&M                                                           | 4,000            | 4,000                        | -                                          | 0%                           | 10,000                        | 10,000     | -         | 0%      |
|                                                          | Vehicle Leases                                                        | -                | -                            | -                                          |                              | 36,000                        | 36,000     | -         | 0%      |
| 60790                                                    | Waste Management                                                      | 3,000            | 3,000                        | -                                          | 0%                           | 5,000                         | 5,000      | -         | 0%      |
|                                                          | Centralized Irrigation System                                         | -                | -                            | -                                          |                              | 2,000                         | 2,000      | -         | 0%      |
|                                                          | Subtotal                                                              | 47,100           | 63,600                       | 16,500                                     | 35%                          | 225,000                       | 225,000    | -         | 0%      |
| C. 60785 COMMUNITY SERVICES PARKS & AMENITIES ADMIN. FEE |                                                                       | 187,740          | \$213,805                    | \$26,065                                   | 14%                          | \$325,620                     | 317,088    | 8,532     | 3%      |
|                                                          | Total Operations and Management                                       | 650,838          | 367,814                      | (283,024)                                  | -44%                         | 550,620                       | 1,159,320  | (608,700) | -111%   |
| PARKS; 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           | 25,000                       | -                                          | 0%                           | 25,000                        | 25,000     | -         | 0%      |
| 60794                                                    | Silver Falls Park                                                     | 27,500           | 27,500                       | -                                          | 0%                           | 27,500                        | 27,500     | -         | 0%      |
| 60795                                                    | Waterside Place Park                                                  | 511,536          | 222,436                      | (289,100)                                  | 0%                           | 266,923                       | 613,843    | (346,920) | -130%   |
| Need #                                                   | Town Hall North                                                       | -                | 98,000                       | 98,000                                     | 0%                           | 117,600                       | -          | 117,600   | 100%    |
|                                                          | Total Parks                                                           | 1,054,036        | 862,936                      | (191,100)                                  | -18%                         | 927,023                       | 1,156,343  | (229,320) | -25%    |
| TOTAL MAINTENANCE                                        |                                                                       | 8,292,409        | 7,921,834                    | (370,575)                                  | -4%                          | 8,306,156                     | 8,171,567  | (848,645) | -10%    |
| ADMINISTRATIVE                                           |                                                                       |                  |                              |                                            |                              |                               |            |           |         |
| 70000                                                    | Insurance                                                             | 20,000           | 20,000                       | -                                          | 0%                           | 20,000                        | 20,000     | -         | 0%      |
| 70010                                                    | Meeting Advertising                                                   | 11,060           | 11,060                       | -                                          | 0%                           | 20,000                        | 20,000     | -         | 0%      |
| 70030                                                    | Engineering                                                           | 90,000           | 90,000                       | -                                          | 0%                           | 75,000                        | 90,000     | (15,000)  | -20%    |
| 70040                                                    | Bond Agent Fees                                                       | 23,000           | 23,000                       | -                                          | 0%                           | 75,000                        | 75,000     | -         | 0%      |
| 70050                                                    | Legal Fees                                                            | 125,000          | 125,000                      | -                                          | 0%                           | 125,000                       | 125,000    | -         | 0%      |
| 70060                                                    | Accounting                                                            | 105,000          | 110,000                      | 5,000                                      | 5%                           | 125,000                       | 125,000    | -         | 0%      |
| 70065                                                    | Lien Book and Tax Roll                                                | 374,500          | 340,000                      | (34,500)                                   | -9%                          | 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                                                               | 250,000          | 250,000                      | -                                          | 0%                           | 250,000                       | 200,000    | 50,000    | 20%     |
| 70120                                                    | Postage                                                               | 1,500            | 1,500                        | -                                          | 0%                           | 3,000                         | 2,657      | 343       | 11%     |
| 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%      |
| Need #                                                   | Defined Employee Contribution Plan                                    | -                | 38,000                       | 38,000                                     | 0%                           | 46,000                        | -          | 46,000    | 100%    |
| 70180                                                    | Payroll & Payroll Tax Expense                                         | -                | 808,531                      | 808,531                                    | 0%                           | 1,270,238                     | -          | 1,270,238 | 100%    |
|                                                          | TOTAL ADMINISTRATIVE                                                  | 1,183,220        | 2,000,251                    | 817,031                                    | 69%                          | 2,668,367                     | 1,316,786  | 1,351,580 | 51%     |
|                                                          | RESERVES                                                              | 155,630          | 158,743                      | 3,113                                      |                              | 270,956                       | 270,956    | -         | 0%      |
|                                                          | LW Center / NW Sector Additional Assessment from Prior Year Refunding | 308,000          | -                            | (308,000)                                  |                              | -                             | -          | -         | #DIV/0! |
| EXPENSES GRAND TOTAL                                     |                                                                       | 9,939,259        | 10,080,828                   | 141,569                                    | 1%                           | 11,245,478                    | 10,759,309 | 502,935   | 4%      |

Lakewood Ranch Stewardship District  
Operations and Maintenance Budget Detail

**EXPENSES**

Acct#

REVENUES - % FROM PLATTED LOTS  
ASSESSMENTS FROM PLATTED LOTS\*  
ASSESSMENTS FROM UNPLATTED  
LANDOWNER CONTRIBUTIONS (A)  
INTEREST INCOME  
OTHER INCOME (PARK RENTAL FEES)  
TOTAL

| Budget<br>FY2022            | PRELIMINARY<br>Budget FY2023 | PRELIM FY2023<br>Budget vs. Budget<br>2022 |      | ESTIMATED<br>BUILDOUT<br>(B) | Prior<br>Buildout<br>Estimate | \$ Change | % Change |
|-----------------------------|------------------------------|--------------------------------------------|------|------------------------------|-------------------------------|-----------|----------|
|                             |                              |                                            |      | 100%                         |                               |           |          |
|                             |                              |                                            |      | 100%                         | 100%                          |           | 0%       |
| 6,408,664                   | 7,717,622                    | 1,308,958                                  | 20%  | 11,245,478                   | 10,759,309                    | 486,169   | 4%       |
| 273,885                     | 201,138                      | (72,747)                                   | -27% |                              |                               | -         |          |
| 3,255,710                   | 2,161,068                    | (1,094,642)                                | -34% |                              |                               | -         |          |
| -                           | -                            | -                                          |      |                              |                               | -         |          |
| 1,000                       | 1,000                        | -                                          | 0%   |                              |                               | -         |          |
| 9,939,259                   | 10,080,828                   | 141,569                                    | 1%   | 11,245,478                   | 10,759,309                    | 486,169   | 4%       |
|                             |                              |                                            |      | TOTAL CHANGE VS. PRIOR YEAR  | 486,169                       |           |          |
| OPERATING SURPLUS (DEFICIT) | 0                            | 0                                          | (0)  | 0                            | 0                             | (16,767)  |          |

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

\*Landscape 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.

ADOPTED AND APPROVED BY RESOLUTION 20XX-XX OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT BOARD OF SUPERVISORS WHILE IN REGULAR SESSION WITH A QUORUM PRESENT AND VOTING ON

\*Buildout assessments budget includes a cushion to account for county administration and collection fees equating to 3% and up to 4% for discounts abroad.

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

CHAIRMANVICE-CHAIRMAN

LAKELWOOD RANCH STEWARDSHIP DISTRICT  
FOR OCTOBER 1, 2022 TO SEPTEMBER 30, 2023 DISTRICT OPERATION & MAINTENANCE BUDGET  
BUDGET SUMMARY SCHEDULE SHOWING COST PER UNIT & ASSESSMENT PER UNIT

|                               | 2022 BUDGET        | PRELIMINARY<br>BUDGET 2023 | UNITS         | AVG. PER<br>UNIT | ESTIMATED<br>BULDOUT<br>BUDGET | UNITS         | AVG. PER<br>UNIT | PRIOR<br>YEAR | CHANGE VS.<br>PRIOR YEAR |
|-------------------------------|--------------------|----------------------------|---------------|------------------|--------------------------------|---------------|------------------|---------------|--------------------------|
| <b>SOURCES OF FUNDS</b>       |                    |                            |               |                  |                                |               |                  |               |                          |
| ASSESSMENTS - PLATTED PARCELS | \$6,408,664        | \$7,717,622                | 18,297        | \$422            | \$11,245,478                   | 26,478        | \$425            | \$432         | (\$7)                    |
| SE                            |                    |                            |               |                  |                                |               |                  |               |                          |
| NW                            |                    |                            |               |                  |                                |               |                  |               |                          |
| NE                            |                    |                            |               |                  |                                |               |                  |               |                          |
| SRO                           |                    |                            |               |                  |                                |               |                  |               |                          |
| ASSESSMENTS - UNPLATTED LAND  | \$273,885          | \$201,138                  |               |                  | \$0                            |               |                  |               |                          |
| SE                            |                    |                            |               |                  |                                |               |                  |               |                          |
| NW                            |                    |                            |               |                  |                                |               |                  |               |                          |
| NE                            |                    |                            |               |                  |                                |               |                  |               |                          |
| SRO                           |                    |                            |               |                  |                                |               |                  |               |                          |
| LANDOWNER CONTRIBUTIONS - SMR | \$3,255,710        | \$2,181,068                |               |                  | \$0                            |               |                  |               |                          |
| SE                            |                    |                            |               |                  |                                |               |                  |               |                          |
| NW                            |                    |                            |               |                  |                                |               |                  |               |                          |
| NE                            |                    |                            |               |                  |                                |               |                  |               |                          |
| SRO                           |                    |                            |               |                  |                                |               |                  |               |                          |
| PARK RENTAL FEES              | \$1,000            | \$1,000                    |               |                  |                                |               |                  |               |                          |
| <b>TOTAL SOURCES</b>          | <b>\$9,939,259</b> | <b>\$10,080,828</b>        | <b>18,297</b> | <b>\$422</b>     | <b>\$11,245,478</b>            | <b>26,478</b> | <b>\$425</b>     | <b>\$377</b>  | <b>\$48</b>              |
| SE                            |                    |                            |               |                  |                                |               |                  |               |                          |
| NW                            |                    |                            |               |                  |                                |               |                  |               |                          |
| NE                            |                    |                            |               |                  |                                |               |                  |               |                          |
| SRO                           |                    |                            |               |                  |                                |               |                  |               |                          |

|                         |                    | Variance            | Variance Notes:  |                      |               |              |              |             |  |
|-------------------------|--------------------|---------------------|------------------|----------------------|---------------|--------------|--------------|-------------|--|
| <b>USES OF FUNDS</b>    |                    |                     |                  |                      |               |              |              |             |  |
| SOUTHEAST SECTOR        | \$1,544,093        | \$1,580,267         | \$36,174         | 1,619,192            | 3,950         | \$410        | \$419        | (\$9)       |  |
| NORTHWEST SECTOR        | \$1,829,949        | \$1,831,949         | \$2,000          | 1,831,949            | 8,589         | \$213        | \$215        | (\$2)       |  |
| NORTHEAST SECTOR        | \$1,622,893        | \$1,627,867         | \$4,975          | 1,665,863            | 10,354        | \$161        | \$160        | \$1         |  |
| SARASOTA SECTOR         | \$1,590,600        | \$1,851,200         | \$260,600        | 1,711,508            | 3,582         | \$478        | \$443        | \$35        |  |
| OPERATIONS & MANAGEMENT | \$463,098          | \$153,809           | -\$309,289       | 225,000              | 26,478        | \$8          | \$27         | (\$19)      |  |
| COMM. SERV. MGMT. FEE   | \$187,740          | \$213,805           | \$26,065         | 325,620              | 26,478        | \$12         | \$12         | \$0         |  |
| PARKS                   | \$1,054,036        | \$862,936           | -\$191,100       | 927,023              | 26,478        | \$35         | \$29         | \$6         |  |
| GENERAL RESERVES        | \$155,630          | \$158,743           | \$3,113          | 270,956              | 26,478        | \$10         | \$10         | (\$0)       |  |
| ADMINISTRATIVE          | \$1,183,220        | \$2,000,251         | \$817,031        | 2,868,367            | 26,478        | \$101        | \$44         | \$56        |  |
| <b>TOTAL USES</b>       | <b>\$9,631,289</b> | <b>\$10,080,828</b> | <b>\$449,539</b> | <b>\$ 11,245,478</b> | <b>26,478</b> | <b>\$425</b> | <b>\$377</b> | <b>\$48</b> |  |

|                                           |           |           |      |                  |               |          |  |
|-------------------------------------------|-----------|-----------|------|------------------|---------------|----------|--|
| <b>NET ASSESSMENT PER UNIT BY SECTOR:</b> |           |           |      | AVG. PER<br>UNIT | PRIOR<br>YEAR | Variance |  |
| SOUTHEAST SECTOR TOTAL                    | \$677     | \$553     | \$24 | 4%               | \$417         | \$492    |  |
| NORTHWEST SECTOR TOTAL                    | \$380     | \$366     | \$14 | 4%               | \$407         | \$392    |  |
| NORTHEAST SECTOR TOTAL                    | \$328     | \$310     | \$18 | 5%               | \$361         | \$332    |  |
| SARASOTA SECTOR TOTAL                     | \$646     | \$621     | \$24 | 4%               | \$690         | \$666    |  |
| NET ADDITION TO FUND BALANCE              | \$308,000 | \$0       |      |                  |               |          |  |
| USES CHANGE VS PRIOR YEAR                 |           | \$449,539 |      |                  |               |          |  |
| PERCENTAGE CHANGE                         |           | 5%        |      |                  |               |          |  |

Current year per unit assessments are the projected amount of the per unit annual assessments at bulldout. The per unit annual assessment at bulldout is based on estimated EDU's at bulldout and acres within the District. Please see detail schedules on both and please note the following:  
BULDOUT AMOUNTS ARE ESTIMATES BASED ON INFORMATION AT THE TIME OF THIS SCHEDULE USING NEW BUDGET YEAR'S.  
ACTUAL BULDOUT AMOUNTS MAY BE SIGNIFICANTLY DIFFERENT FROM THE AMOUNTS SHOWN ABOVE DUE TO CHANGES IN LAND PLANS, EDU's, INFLATION

## LAKEWOOD RANCH STEWARDSHIP DISTRICT

ESTIMATED EDU'S BY COMMUNITY AND ALLOCATION OF OPERATIONS &amp; MAINTENANCE BUDGET - BASED ON PROJECTIONS AS OF MAY 2022

FOR OCTOBER 2022 TO SEPTEMBER 2023 DISTRICT OPERATIONS &amp; MAINTENANCE BUDGET

| ESTIMATED EDU'S                               |                                                                             | PROJECTED BUILDOUT EDU'S |         |          |       | PLATTED AS OF MAY 2022 |           |         |       | WAN    |            | Revenue based on # of EDU |         |               |             |           |
|-----------------------------------------------|-----------------------------------------------------------------------------|--------------------------|---------|----------|-------|------------------------|-----------|---------|-------|--------|------------|---------------------------|---------|---------------|-------------|-----------|
|                                               |                                                                             | AS OF MAY 2022           |         |          |       | BUDGET YEAR EDU'S      |           |         |       |        |            | ASSESSMENTS               |         |               |             |           |
|                                               |                                                                             | RES UNITS                | RES EDU | COMM EDU | TOTAL | % OF TOTAL             | RES UNITS | RES EDU | COMM  | TOTAL  | % OF TOTAL | %S                        | PER EDU | REVENUE TOTAL | PRIOR YEAR  | VAR       |
| Billable                                      |                                                                             |                          |         |          |       |                        |           |         |       |        |            |                           |         |               |             |           |
| Acres                                         | EAST SECTOR (fka SE)                                                        |                          |         |          |       |                        |           |         |       |        |            |                           |         |               |             |           |
|                                               | LAKE CLUB - SF - Phase 1 & 2                                                | 328                      | 328     |          | 328   | 1.24%                  | 328       | 328     |       | 328    | 1.79%      | 9%                        |         | 189,173       | 181,429     |           |
|                                               | LAKE CLUB - SF - Phase 3 (Stock)                                            | 68                       | 68      |          | 68    | 0.26%                  | 68        | 68      |       | 68     | 0.37%      | 2%                        |         | 39,219        | 37,613      |           |
| 450                                           | LAKE CLUB - SF - Phase 4 - Stock Development - Genoa                        | 312                      | 312     |          | 312   | 1.18%                  | 278       | 278     |       | 278    | 1.52%      | 8%                        |         | 160,336       | 107,862     |           |
|                                               | CC EAST - SF                                                                | 1,260                    | 1,260   |          | 1,260 | 4.76%                  | 1,260     | 1,260   |       | 1,260  | 6.89%      | 35%                       |         | 726,702       | 696,952     |           |
|                                               | CC EAST - MF - "Clubsides"                                                  | 92                       | 46      |          | 46    | 0.17%                  | 92        | 46      |       | 46     | 0.25%      | 1%                        |         | 26,530        | 25,444      |           |
|                                               | CCE EAST GOLF COURSE                                                        |                          |         | 18       | 18    | 0.07%                  |           |         | 18    | 18     | 0.10%      | 0%                        |         | 10,381        | 9,956       |           |
| 643                                           | DEL WEBB - Putte Homes                                                      | 1,286                    | 1,286   |          | 1,286 | 4.86%                  | 1,286     | 1,286   |       | 1,286  | 7.03%      | 35%                       |         | 741,697       | 711,333     |           |
| 339                                           | The Isles, Toll Brothers                                                    | 450                      | 450     |          | 450   | 1.70%                  | 315       | 315     |       | 315    | 1.72%      | 9%                        |         | 181,675       | 174,238     |           |
| 69.65                                         | Trinity Enterprise Holdings, Inc - ID 588602309 - 69.65 acres               |                          |         | 40       | 40    | 0.15%                  |           |         |       | 0      | 0.00%      | 0%                        |         | 0             | 0           |           |
|                                               | Schroeder Manatee Ranch - ID 588605159 - Corp HQ Building                   |                          |         | 12.96    | 12.96 | 0.05%                  |           |         | 12    | 12     | 0.07%      | 0%                        |         | 6,921         | 6,638       |           |
| NE Corner of Lorraine & Unkwy:                |                                                                             |                          |         |          |       |                        |           |         |       |        |            |                           |         |               |             |           |
|                                               | Real Sub LLC (Public) - ID 588601559 - 60,320 sq ft                         |                          |         | 24.1     | 24.1  | 0.09%                  |           |         | 24.13 | 24     | 0.13%      | 1%                        |         | 13,916        | 13,346      |           |
|                                               | Real Sub LLC (Libby's, UPS, Dunkin) - ID 588601459 - 16,950 sq ft           |                          |         | 6.8      | 6.8   | 0.03%                  |           |         | 6.78  | 7      | 0.04%      | 0%                        |         | 3,910         | 3,750       |           |
|                                               | PRD Real Estate LLC (Dental) - ID 588600979 - 3,924 sq ft                   |                          |         | 1.57     | 1.57  | 0.01%                  |           |         | 1.57  | 2      | 0.01%      | 0%                        |         | 905           | 868         |           |
|                                               | Real Sub, LLC (Bank) - ID 588601509 - 4,000 sq ft                           |                          |         | 1.6      | 1.6   | 0.01%                  |           |         | 1.60  | 2      | 0.01%      | 0%                        |         | 923           | 885         |           |
|                                               | REMAINING EAST LAND - (East of Bourn.)                                      | 50                       | 50      | 20       | 70    | 0.26%                  |           |         |       | 0      | 0.00%      | 0%                        |         | 0             | 0           |           |
|                                               | Triangle Parcel - SW corner of Masters & Bournside                          |                          |         | 25       | 25    | 0.09%                  |           |         |       | 0      | 0.00%      | 0%                        |         | 0             | 0           |           |
|                                               | SUBTOTAL                                                                    | 3,846                    | 3,800   | 150      | 3,950 | 14.92%                 | 3,627     | 3,581   | 64    | 3,645  | 19.92%     | 100%                      | \$577   | \$2,102,290   | \$1,970,314 | \$131,976 |
| Acres                                         | NW SECTOR                                                                   |                          |         |          |       |                        |           |         |       |        |            |                           |         |               |             |           |
|                                               | CENTRAL PARK                                                                | 826                      | 826     |          | 826   | 3.12%                  | 826       | 826     |       | 826    | 4.51%      | 13%                       |         | 313,973       | 302,242     |           |
| 14.13                                         | CENTRAL PARK Commercial - ID #579600959 - 14.13 acres                       |                          |         | 40       | 40    | 0.15%                  |           |         |       | 0      | 0.00%      | 0%                        |         | 0             | 0           |           |
| 1.77                                          | CENTRAL PARK Commercial - ID #579600979 - 1.77 acres                        |                          |         | 10       | 10    | 0.04%                  |           |         |       | 0      | 0.00%      | 0%                        |         | 0             | 0           |           |
| 3.25                                          | CENTRAL PARK Commercial - ID #579625759 - 3.25 acres                        |                          |         | 10       | 10    | 0.04%                  |           |         |       | 0      | 0.00%      | 0%                        |         | 0             | 0           |           |
| Lakewood Center South / NW Sector:            |                                                                             |                          |         |          |       |                        |           |         |       |        |            |                           |         |               |             |           |
|                                               | ESPLANADE - SF                                                              | 1024                     | 1024    |          | 1,024 | 3.87%                  | 1,024     | 1,024   |       | 1,024  | 5.60%      | 16%                       |         | 389,235       | 374,693     |           |
|                                               | ESPLANADE - MF (Townhomes)                                                  | 176                      | 88      |          | 88    | 0.33%                  | 176       | 88      |       | 88     | 0.48%      | 1%                        |         | 33,450        | 32,200      |           |
|                                               | BRIDGEWATER - Lennar Homes                                                  | 275                      | 275     |          | 275   | 1.04%                  | 275       | 275     |       | 275    | 1.50%      | 4%                        |         | 104,531       | 100,625     |           |
|                                               | HARMONY - SF                                                                | 142                      | 142     |          | 142   | 0.54%                  | 142       | 142     |       | 142    | 0.78%      | 2%                        |         | 53,976        | 51,959      |           |
|                                               | HARMONY - MF (Townhomes)                                                    | 535                      | 268     |          | 268   | 1.01%                  | 535       | 268     |       | 268    | 1.46%      | 4%                        |         | 101,680       | 97,881      |           |
|                                               | LOST CREEK APARTMENTS                                                       | 272                      | 136     |          | 136   | 0.51%                  | 272       | 136     |       | 136    | 0.74%      | 2%                        |         | 51,695        | 49,764      |           |
|                                               | CREEKSIDE APARTMENTS                                                        | 256                      | 128     |          | 128   | 0.48%                  | 256       | 128     |       | 128    | 0.70%      | 2%                        |         | 48,654        | 46,837      |           |
|                                               | LUX APARTMENTS - Davis Development-Parcel J                                 | 237                      | 119     |          | 119   | 0.45%                  | 237       | 119     |       | 119    | 0.65%      | 2%                        |         | 45,043        | 43,360      |           |
|                                               | Palisades (DR Horton)                                                       | 150                      | 150     |          | 150   | 0.57%                  | 150       | 150     |       | 150    | 0.82%      | 2%                        |         | 57,017        | 54,887      |           |
| 1.23                                          | White Eagle Plaza, Micaso, LLC (Parcel K) - 1.23 acres                      |                          |         | 4        | 4     | 0.02%                  |           |         | 4     | 4      | 0.02%      | 0%                        |         | 1,520         | 0           |           |
| 50.87                                         | Antigua, BB Living Site - 50.67 acres, ID #583250309                        | 190                      | 95      |          | 95    | 0.36%                  |           |         |       | 0      | 0.00%      | 0%                        |         | 0             | 0           |           |
| 1.25                                          | CNL Bradenton Silver Palm LLC - (Parcel M) - ID#579900909                   |                          |         | 4        | 4     | 0.02%                  |           |         |       | 0      | 0.00%      | 0%                        |         | 0             | 0           |           |
|                                               | Parcel "F" - Rangeland and LWRB                                             |                          |         | 8        | 8     | 0.03%                  |           |         |       | 0      | 0.00%      | 0%                        |         | 0             | 0           |           |
|                                               | Parcels L to O - Contract w/ Park Springs Apartments                        | 502                      | 251     |          | 251   | 0.95%                  |           |         |       | 0      | 0.00%      | 0%                        |         | 0             | 0           |           |
|                                               | Parcel "F" - off of 44th                                                    | 76                       | 76      |          | 76    | 0.29%                  |           |         |       | 0      | 0.00%      | 0%                        |         | 0             | 0           |           |
|                                               | Parcel "H" - Rangeland & Lorraine                                           |                          |         | 10       | 10    | 0.04%                  |           |         |       | 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   | 0.02%      | 0%                        |         | 1,120         | 1,078       |           |
|                                               | The Green - Lot 2 - ID #583207109 - Apple East Holdings LLC - 2762 sq ft    |                          |         | 1.10     | 1.10  |                        |           |         | 1.10  | 1.10   | 0.01%      | 0%                        |         | 420           | 404         |           |
|                                               | The Green - Lot 3 - ID #583207159 - Lakewood Ranch Owner LP - 7,125 sq ft   |                          |         | 2.85     | 2.85  |                        |           |         | 2.85  | 2.85   | 0.02%      | 0%                        |         | 1,083         | 1,043       |           |
| 0.71                                          | The Green - Lot 4 - ID #583207209 - Santa Cruz Riverfront, LLC              |                          |         | 2.00     | 2.00  |                        |           |         | 2.00  | 2.00   | 0.01%      | 0%                        |         | 760           | 0           |           |
|                                               | The Green - Lot 5 - ID #583207259 - 150 Food Bradenton, LLC - 4,114 sq ft   |                          |         | 1.65     | 1.65  |                        |           |         | 1.65  | 1.65   | 0.01%      | 0%                        |         | 626           | 602         |           |
|                                               | The Green - Lot 6 - ID #583207329 - LN Properties CV, LLC - 13,727 sq ft    |                          |         | 5.49     | 5.49  |                        |           |         | 5.49  | 5.49   | 0.03%      | 0%                        |         | 2,087         | 2,009       |           |
|                                               | The Green - Lot 7 - ID #583207359 - WMG Development LLC - 7,020 sq ft       |                          |         | 2.81     | 2.81  |                        |           |         | 2.81  | 2.81   | 0.02%      | 0%                        |         | 1,067         | 1,027       |           |
|                                               | 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  | 0.10%      | 0%                        |         | 6,740         | 6,488       |           |
|                                               | The Green - Lot 11 - ID #583207559 - Lakewood Ranch Owner LP - 25,170 sq ft |                          |         | 10.07    | 10.07 |                        |           |         | 10.07 | 10.07  | 0.06%      | 0%                        |         | 3,827         | 3,684       |           |
|                                               | The Green - Lot 12 - ID #583207609 - Lakewood Ranch Owner LP - 33,971 sq ft |                          |         | 13.59    | 13.59 |                        |           |         | 13.59 | 13.59  | 0.07%      | 0%                        |         | 5,165         | 4,972       |           |
|                                               | The Residences, Tavistock (Apartments) - ID #583207459                      | 300                      | 150     |          | 150   | 0.57%                  | 300       | 150     |       | 150.00 | 0.82%      | 2%                        |         | 57,017        | 54,887      |           |
|                                               | Bridgehouse Holdings - ID# 583202609 - 55,010 sq ft                         |                          |         | 22.00    | 22.00 | 0.08%                  |           |         | 22.00 | 22.00  | 0.12%      | 0%                        |         | 8,364         | 8,052       |           |
|                                               | LWR MOB (Optimal Outcomes) - ID #583204509 - 47,803 sq ft                   |                          |         | 19.12    | 19.12 | 0.07%                  |           |         | 19.12 | 19.12  | 0.10%      | 0%                        |         | 7,268         | 6,997       |           |
|                                               | Info Center - ID#583207409 - SMR North 70 LLC - 3,182 sq ft                 |                          |         | 1.27     | 1.27  | 0.00%                  |           |         | 1.27  | 1.27   | 0.01%      | 0%                        |         | 484           | 466         |           |
| 19.44                                         | Red Apple at LWR, LLC - ID 583204809                                        | TAX EXEMPT SCHOOL        |         |          |       |                        |           |         |       |        | 0.00%      | 0%                        |         | 0             | 0           |           |
|                                               | CORE remaining 167 acres                                                    |                          |         | 800      | 800   | 3.02%                  |           |         |       | 0      | 0.00%      | 0%                        |         | 0             | 0           |           |
| Lakewood Center North 1 - "Commercial Units": |                                                                             |                          |         |          |       |                        |           |         |       |        |            |                           |         |               |             |           |
|                                               | SHI II SLD Lakewood Ranch - Unit 1 - ID #583206059 - 108,841 sq ft          |                          |         | 43.54    | 43.54 | 0.16%                  |           |         | 43.54 | 43.54  | 0.24%      | 1%                        |         | 16,549        | 15,930      |           |
|                                               | Parcel G - 583206809                                                        |                          |         | 10.00    | 10.00 | 0.04%                  |           |         | 0     | 0.00   | 0.00%      | 0%                        |         | 0             | 0           |           |
|                                               | Parcel G - 583206759                                                        |                          |         | 10.00    | 10.00 | 0.04%                  |           |         | 0     | 0.00   | 0.00%      | 0%                        |         | 0             | 0           |           |
|                                               | PS at LWR North LLC (Primrose) - ID 583206709 - 12,236 sq ft                |                          |         | 4.89     | 4.89  | 0.02%                  |           |         | 0     | 4.89   | 0.03%      | 0%                        |         | 1,860         | 1,791       |           |
|                                               | Rangeland MOB 11 - Units 6 & 7 - ID # 583206179 - 23,958 Sq ft              |                          |         | 9.58     | 9.58  | 0.04%                  |           |         | 0     | 9.58   | 0.05%      | 0%                        |         | 3,643         | 3,507       |           |
| 1.34                                          | JADRO LLC - Unit 8 - ID #583206259                                          |                          |         | 20.00    | 20.00 | 0.08%                  |           |         | 0     | 0.00   | 0.00%      | 0%                        |         | 0             | 0           |           |
|                                               | SCATA Real Estate - Unit 9 - ID#583206309 - 22,382 sq ft                    |                          |         | 8.95     | 8.95  | 0.03%                  |           |         | 0     | 8.95   | 0.05%      | 0%                        |         | 3,403         | 3,276       |           |
|                                               | Rangeland MOB - Unit 10 - ID#583206359 - 24,588 sq ft                       |                          |         | 9.84     | 9.84  | 0.04%                  |           |         | 0     | 9.84   | 0.05%      | 0%                        |         | 3,738         | 3,599       |           |

LAKEWOOD RANCH STEWARDSHIP DISTRICT  
ESTIMATED EDU'S BY COMMUNITY AND ALLOCATION OF OPERATIONS & MAINTENANCE BUDGET - BASED ON PROJECTIONS AS OF MAY 2022  
FOR OCTOBER 2022 TO SEPTEMBER 2023 DISTRICT OPERATIONS & MAINTENANCE BUDGET

| Billable | ESTIMATED EDU'S                                                         | PROJECTED BUILDOUT EDU'S |         |          |       | % OF TOTAL | PLATTED AS OF MAY 2022 |         |       |       | % OF TOTAL | WIN SECTOR %'S | Revenue based on # of EDU |               |             |           |
|----------|-------------------------------------------------------------------------|--------------------------|---------|----------|-------|------------|------------------------|---------|-------|-------|------------|----------------|---------------------------|---------------|-------------|-----------|
|          |                                                                         | AS OF MAY 2022           |         |          |       |            | BUDGET YEAR EDU'S      |         |       |       |            |                | PER EDU                   | REVENUE TOTAL | PRIOR YEAR  | VAR       |
|          |                                                                         | RES UNITS                | RES EDU | COMM EDU | TOTAL |            | RES UNITS              | RES EDU | COMM  | TOTAL |            |                |                           |               |             |           |
|          |                                                                         |                          |         |          |       |            |                        |         |       |       |            |                |                           |               |             |           |
|          | <b>Lakewood Center North:</b>                                           |                          |         |          |       |            |                        |         |       |       |            |                |                           |               |             |           |
|          | ARBOR GRANDE - Standard Pacific - SF                                    | 183                      | 183     |          | 183   | 0.69%      | 183                    | 183     |       | 183   | 1.00%      | 3%             |                           | 69,561        | 66,962      |           |
|          | ARBOR GRANDE - Standard Pacific - MF                                    | 122                      | 61      |          | 61    | 0.23%      | 122                    | 61      |       | 61    | 0.33%      | 1%             |                           | 23,187        | 22,321      |           |
|          | MALLORY PARK - Divosta Homes - SF                                       | 328                      | 328     |          | 328   | 1.24%      | 328                    | 328     |       | 328   | 1.79%      | 5%             |                           | 124,677       | 120,019     |           |
|          | MALLORY PARK - Divosta Homes - MF                                       | 108                      | 54      |          | 54    | 0.20%      | 108                    | 54      |       | 54    | 0.30%      | 1%             |                           | 20,526        | 19,759      |           |
|          | Northland Echo Lake LLD (ECHO LAKE APARTMENTS) ID 579902459             | 360                      | 180     |          | 180   | 0.68%      | 360                    | 180     |       | 180   | 0.98%      | 3%             |                           | 68,420        | 65,864      |           |
|          | INDIGO - Neal Homes                                                     | 590                      | 590     |          | 590   | 2.23%      | 590                    | 590     |       | 590   | 3.22%      | 9%             |                           | 224,267       | 215,887     |           |
| 304      | SAVANNAH - Meritage Homes                                               | 475                      | 475     |          | 475   | 1.79%      | 475                    | 475     |       | 475   | 2.60%      | 7%             |                           | 180,554       | 132,094     |           |
|          | Woodleaf Hammock - Homes by Towne - SF                                  | 91                       | 91      |          | 91    | 0.34%      | 91                     | 91      |       | 91    | 0.50%      | 1%             |                           | 34,590        | 33,298      |           |
|          | Woodleaf Hammock - Homes by Towne - MF                                  | 162                      | 81      |          | 81    | 0.31%      | 162                    | 81      |       | 81    | 0.44%      | 1%             |                           | 30,789        | 29,639      |           |
|          | Esia Apartments - ID 567811159                                          | 230                      | 115     |          | 115   | 0.43%      | 230                    | 115     |       | 115   | 0.63%      | 2%             |                           | 43,713        | 42,080      |           |
|          | PR II/LIV Summerhouse Apartments - ID 580075059                         | 257                      | 129     |          | 129   | 0.49%      | 257                    | 129     |       | 129   | 0.70%      | 2%             |                           | 48,844        | 47,020      |           |
| 2.034    | ABC Properties LTD - ID 580075109                                       |                          |         | 4        | 4     | 0.02%      |                        | 0       | 4.39  | 4     | 0.02%      | 0%             |                           | 1,669         | 0           |           |
| 2.575    | Circle K Stores Inc - ID 580075159                                      |                          |         | 2        | 2     | 0.01%      |                        | 0       | 2.16  | 2     | 0.01%      | 0%             |                           | 820           | 0           |           |
| 0.9992   | CBH Properties Bradenton LLC - ID 580075359                             |                          |         | 4        | 4     | 0.02%      |                        |         |       | 0     | 0.00%      | 0%             |                           | 0             | 0           |           |
| 0.628    | HH Pizza Factory - ID 580075309                                         |                          |         | 4        | 4     | 0.02%      |                        |         |       | 0     | 0.00%      | 0%             |                           | 0             | 0           |           |
| 1.1440   | CNL 117th Street East - ID 580075209                                    |                          |         | 4        | 4     | 0.02%      |                        |         |       | 0     | 0.00%      | 0%             |                           | 0             | 0           |           |
| 0.7968   | CNL 117th Street East - ID 580075259                                    |                          |         | 10       | 10    | 0.04%      |                        |         |       | 0     | 0.00%      | 0%             |                           | 0             | 0           |           |
| 19.047   | NAP LRG, LLC - ID 579900509 - FUTURE PUBLIX                             |                          |         | 30       | 30    | 0.11%      |                        | 0       |       | 0     | 0.00%      | 0%             |                           | 0             | 0           |           |
| 19.2     | The Oasis at Manatee River LLC (Pierme) - ID 579900609                  | 292                      | 146     |          | 146   | 0.55%      | 292                    | 146     |       | 146   | 0.80%      | 2%             |                           | 55,496        | 0           |           |
| 82.32    | 'Artesia' - TI Investors of LWR South LLC - HBT Parcel U - ID 579989675 | 250                      | 125     |          | 125   | 0.47%      | 250                    | 125     |       | 125   | 0.68%      | 2%             |                           | 47,514        | 0           |           |
| 27.9     | 'Vida' - TI Investors of LWR South LLC - HBT Parcel U - ID 579989659    | 304                      | 152     |          | 152   | 0.57%      | 304                    | 152     |       | 152   | 0.83%      | 2%             |                           | 57,777        | 0           |           |
| 35.874   | NW Corner of 44th & Lorraine - NVR/Ryan Homes, Avalon Woods - MF        | 128                      | 128     |          | 128   | 0.48%      |                        |         |       | 0     | 0.00%      | 0%             |                           | 0             | 0           |           |
| 35.874   | NW Corner of 44th & Lorraine - NVR/Ryan Homes Avalon Woods - SF         | 153                      | 153     |          | 153   | 0.58%      |                        |         |       | 0     | 0.00%      | 0%             |                           | 0             | 0           |           |
| 22       | NW Corner of 44th & White Eagle - Amber Creek, Parcel Y - Apartments    | 240                      | 120     |          | 120   | 0.45%      |                        |         |       | 0     | 0.00%      | 0%             |                           | 0             | 0           |           |
|          | Parcel GG, HH, DD - 514,000sq Ft                                        |                          |         | 206      | 206   | 0.78%      |                        |         |       | 0     | 0.00%      | 0%             |                           | 0             | 0           |           |
|          | <b>Business Park &amp; Commerce Park:</b>                               |                          |         |          |       |            |                        |         |       |       |            |                |                           |               |             |           |
|          | <b>Harrod Properties</b>                                                |                          |         |          |       |            |                        |         |       |       |            |                |                           |               |             |           |
|          | Building 1 - ID #567813009 - 60,810 sq ft                               |                          |         | 24       | 24    | 0.09%      |                        |         | 24    | 24    | 0.13%      | 0%             |                           | 9,246         | 8,900       |           |
|          | Building 2 - ID #567810859 - 60,810 sq ft                               |                          |         | 24       | 24    | 0.09%      |                        |         | 24    | 24    | 0.13%      | 0%             |                           | 9,246         | 8,900       |           |
|          | Building 3 - ID #567813159 - 60,810 sq ft                               |                          |         | 24       | 24    | 0.09%      |                        |         | 24    | 24    | 0.13%      | 0%             |                           | 9,246         | 8,900       |           |
|          | Building 4 - ID #567813209 - 60,810 sq ft                               |                          |         | 24       | 24    | 0.09%      |                        |         | 24    | 24    | 0.13%      | 0%             |                           | 9,246         | 8,900       |           |
|          | Building 5 - ID #567813059 - 100,270 sq ft                              |                          |         | 40       | 40    | 0.15%      |                        |         | 40    | 40    | 0.22%      | 1%             |                           | 15,246        | 14,676      |           |
|          | Building 6 - ID #567810909 - 100,270 sq ft                              |                          |         | 40       | 40    | 0.15%      |                        |         | 40    | 40    | 0.22%      | 1%             |                           | 15,246        | 14,676      |           |
|          | Building 7 - ID #567814009 - 60,810 sq ft                               |                          |         | 24       | 24    | 0.09%      |                        |         | 24    | 24    | 0.13%      | 0%             |                           | 9,246         | 8,900       |           |
|          | <b>Business Park</b>                                                    |                          |         |          |       |            |                        |         |       |       |            |                |                           |               |             |           |
|          | Midgard Self Storage - ID #579102909 - 6 buildings = total 89,450 sq ft |                          |         | 35.78    | 35.78 | 0.14%      |                        |         | 35.78 | 35.78 | 0.20%      | 1%             |                           | 13,600        | 13,092      |           |
|          | Ungabungawunga - ID #579102409                                          |                          |         | 3.60     | 3.60  | 0.01%      |                        |         | 3.60  | 3.60  | 0.02%      | 0%             |                           | 1,368         | 1,317       |           |
|          | Sarasota Italian Properties - ID#579102609                              |                          |         | 3.64     | 3.64  | 0.01%      |                        |         | 3.64  | 3.64  | 0.02%      | 0%             |                           | 1,384         | 1,332       |           |
|          | Sorrentino - ID# 579102709                                              |                          |         | 2.07     | 2.07  | 0.01%      |                        |         | 2.07  | 2.07  | 0.01%      | 0%             |                           | 785           | 756         |           |
| 2.11     | IPOOP Palace - ID 579101209                                             |                          |         | 4.00     | 4.00  | 0.02%      |                        |         | 4.00  | 4.00  | 0.02%      | 0%             |                           | 1,520         | 1,464       |           |
| 2.05     | Osbornhansen, LLC - ID#579101359                                        |                          |         | 10.24    | 10.24 | 0.04%      |                        |         | 10.24 | 10.24 | 0.06%      | 0%             |                           | 3,892         | 0           |           |
|          | KW Realty - ID#579101259 - 2 buildings = 22,067 sq ft                   |                          |         | 8.83     | 8.83  | 0.03%      |                        |         | 8.83  | 8.83  | 0.05%      | 0%             |                           | 3,355         | 3,230       |           |
| 19.106   | SCI Funeral Services of FL - ID 579102659                               |                          |         | 2.68     | 2.68  | 0.01%      |                        |         | 2.68  | 2.68  | 0.01%      | 0%             |                           | 1,018         | 0           |           |
|          | Gut Hut LLC - ID 579103559                                              |                          |         | 3.81     | 3.81  | 0.01%      |                        |         | 3.81  | 3.81  | 0.02%      | 0%             |                           | 1,450         | 0           |           |
|          | Gut Hut II LLC - ID 579103609                                           |                          |         | 4.11     | 4.11  | 0.02%      |                        |         | 4.11  | 4.11  | 0.02%      | 0%             |                           | 1,562         | 0           |           |
|          | LWRG Developments LLC - ID 579102959                                    |                          |         | 7.27     | 7.27  | 0.03%      |                        |         | 7.27  | 7.27  | 0.04%      | 0%             |                           | 2,764         | 0           |           |
|          | KB Schmidt Enterprises - ID 579101159                                   |                          |         | 4.11     | 4.11  | 0.02%      |                        |         | 4.11  | 4.11  | 0.02%      | 0%             |                           | 1,564         | 0           |           |
|          | Gray Bella - ID 579101409                                               |                          |         | 7.13     | 7.13  | 0.03%      |                        |         | 7.13  | 7.13  | 0.04%      | 0%             |                           | 2,710         | 0           |           |
|          | SLN Holdings - ID 579102159                                             |                          |         | 2.52     | 2.52  | 0.01%      |                        |         | 2.52  | 2.52  | 0.01%      | 0%             |                           | 956           | 0           |           |
|          | KGJ Sarasota LLC - ID 579102459                                         |                          |         | 4.94     | 4.94  | 0.02%      |                        |         | 4.94  | 4.94  | 0.03%      | 0%             |                           | 1,877         | 0           |           |
|          | Beaming Point Construction - ID 579102209                               |                          |         | .98      | .98   | 0.00%      |                        |         | 0.98  | 0.98  | 0.01%      | 0%             |                           | 374           | 0           |           |
|          | Inss Group Property Holdings - ID 579102309                             |                          |         | 17.98    | 17.98 | 0.07%      |                        |         | 17.98 | 17.98 | 0.10%      | 0%             |                           | 6,834         | 0           |           |
| 1.214    | Gut Hut III LLC - ID 579102059                                          |                          |         | 4.00     | 4.00  | 0.02%      |                        |         | 0.00  | 0.00  | 0.00%      | 0%             |                           | 0             | 0           |           |
| 1.86     | American Land Resources - ID 579101459                                  |                          |         | 4.00     | 4.00  | 0.02%      |                        |         | 0.00  | 0.00  | 0.00%      | 0%             |                           | 0             | 0           |           |
| 1.248    | 4816 Lena LLC - ID 579102109                                            |                          |         | 5.28     | 5.28  | 0.02%      |                        |         | 0.00  | 0.00  | 0.00%      | 0%             |                           | 0             | 0           |           |
| 1.5605   | Inner Compass at LWR LLC - ID 579102359                                 |                          |         | 2.99     | 2.99  | 0.01%      |                        |         | 0.00  | 0.00  | 0.00%      | 0%             |                           | 0             | 0           |           |
| 1.209    | 8A Developers LLC - ID 579102509                                        |                          |         | 4.00     | 4.00  | 0.02%      |                        |         | 0.00  | 0.00  | 0.00%      | 0%             |                           | 0             | 0           |           |
| 1.2028   | 8A Developers LLC - ID 579102559                                        |                          |         | 4.00     | 4.00  | 0.02%      |                        |         | 0.00  | 0.00  | 0.00%      | 0%             |                           | 0             | 0           |           |
| 1.382    | 4215 Solutions Lane LLC - ID 579103059                                  |                          |         | 4.00     | 4.00  | 0.02%      |                        |         | 0.00  | 0.00  | 0.00%      | 0%             |                           | 0             | 0           |           |
|          | LWR Commmerc Park - ID 579101309                                        |                          |         | 4.00     | 4.00  | 0.02%      |                        |         | 0.00  | 0.00  | 0.00%      | 0%             |                           | 0             | 0           |           |
|          | LWR Commmerc Park - ID 579103109                                        |                          |         | 4.00     | 4.00  | 0.02%      |                        |         | 0.00  | 0.00  | 0.00%      | 0%             |                           | 0             | 0           |           |
|          | LWR Commmerc Park - ID 579102259                                        |                          |         | 4.00     | 4.00  | 0.02%      |                        |         | 0.00  | 0.00  | 0.00%      | 0%             |                           | 0             | 0           |           |
|          | LWR Commmerc Park - ID 579103009                                        |                          |         | 4.00     | 4.00  | 0.02%      |                        |         | 0.00  | 0.00  | 0.00%      | 0%             |                           | 0             | 0           |           |
|          | LWR Commmerc Park - ID 579102759                                        |                          |         | 4.00     | 4.00  | 0.02%      |                        |         | 0.00  | 0.00  | 0.00%      | 0%             |                           | 0             | 0           |           |
|          | LWR Commmerc Park - ID 579102809                                        |                          |         | 4.00     | 4.00  | 0.02%      |                        |         | 0.00  | 0.00  | 0.00%      | 0%             |                           | 0             | 0           |           |
|          | LWR Commmerc Park - ID 579102859                                        |                          |         | 4.00     | 4.00  | 0.02%      |                        |         | 0.00  | 0.00  | 0.00%      | 0%             |                           | 0             | 0           |           |
|          | <b>SUBTOTAL</b>                                                         | 9,234                    | 6,838   | 1,752    | 8,589 | 32.44%     | 7,945                  | 6,015   | 516   | 6,530 | 35.69%     | 100%           | \$380                     | \$2,482,138   | \$2,164,246 | \$317,892 |

LAKEWOOD RANCH STEWARDSHIP DISTRICT  
ESTIMATED EDU'S BY COMMUNITY AND ALLOCATION OF OPERATIONS & MAINTENANCE BUDGET - BASED ON PROJECTIONS AS OF MAY 2022  
FOR OCTOBER 2022 TO SEPTEMBER 2023 DISTRICT OPERATIONS & MAINTENANCE BUDGET

| Billable                                                     |  | ESTIMATED EDU'S                                                        |         |          |       | PROJECTED BUILDOUT EDU'S |             |         |        | PLATTED AS OF MAY 2022 |            |               |         | Revenue based on # of EDU |             |             |             |  |  |
|--------------------------------------------------------------|--|------------------------------------------------------------------------|---------|----------|-------|--------------------------|-------------|---------|--------|------------------------|------------|---------------|---------|---------------------------|-------------|-------------|-------------|--|--|
|                                                              |  | AS OF MAY 2022                                                         |         |          |       | BUDGET YEAR EDU'S        |             |         |        | AS OF MAY 2022         |            |               |         | ASSESSMENTS               |             |             |             |  |  |
|                                                              |  | AS OF MAY 2022                                                         |         |          |       | BUDGET YEAR EDU'S        |             |         |        | AS OF MAY 2022         |            |               |         | ASSESSMENTS               |             |             |             |  |  |
|                                                              |  | RES UNITS                                                              | RES EDU | COMM EDU | TOTAL | % OF TOTAL               | RES UNITS   | RES EDU | COMM   | TOTAL                  | % OF TOTAL | WIN SECTOR %S | PER EDU | REVENUE TOTAL             | PRIOR YEAR  | VAR         |             |  |  |
|                                                              |  |                                                                        |         |          |       |                          |             |         |        |                        |            |               |         |                           |             | 13%         |             |  |  |
| NE SECTOR                                                    |  |                                                                        |         |          |       |                          |             |         |        |                        |            |               |         |                           |             |             |             |  |  |
| Acres                                                        |  | LAKEWOOD NATIONAL - Lennar Homes                                       | 1,576   | 1,576    | 1,576 | 5.95%                    | 1,576       | 1,576   | 1,576  | 8.61%                  | 24%        |               |         | 516,478                   | 488,951     |             |             |  |  |
|                                                              |  | POLO RUN - Lennar Homes                                                | 423     | 423      | 423   | 1.60%                    | 423         | 423     | 423    | 2.31%                  | 6%         |               |         | 138,623                   | 131,235     |             |             |  |  |
| 992                                                          |  | Azaro - Taylor Morrison - SF                                           | 1,685   | 1,685    | 1,685 | 6.36%                    | 1,452       | 1,452   | 1,452  | 7.94%                  | 22%        |               |         | 475,841                   | 143,955     |             |             |  |  |
|                                                              |  | Azaro - Taylor Morrison - MF                                           | 300     | 150      | 150   | 0.57%                    | 136         | 68      | 68     | 0.37%                  | 1%         |               |         | 22,285                    | 0           |             |             |  |  |
| 250                                                          |  | CRESSWIND - Kolter                                                     | 651     | 651      | 651   | 2.46%                    | 444         | 444     | 444    | 2.43%                  | 7%         |               |         | 145,505                   | 95,867      |             |             |  |  |
| 778                                                          |  | SOLERA - DR Horton                                                     | 675     | 675      | 675   | 2.55%                    | 671         | 671     | 671    | 3.67%                  | 10%        |               |         | 219,896                   | 103,313     |             |             |  |  |
| 544.6                                                        |  | Lorraine Lakes - Lennar Homes - SF                                     | 1,316   | 1,316    | 1,316 | 4.97%                    | 730         | 730     | 730    | 3.99%                  | 11%        |               |         | 239,232                   | 253,783     |             |             |  |  |
|                                                              |  | Lorraine Lakes - Lennar Homes - MF                                     | 510     | 255      | 255   | 0.96%                    | 224         | 112     | 112    | 0.61%                  | 2%         |               |         | 36,704                    | 0           |             |             |  |  |
| 230.76                                                       |  | Sapphire Point - Pulte Homes                                           | 475     | 475      | 475   | 1.79%                    | 360         | 360     | 360    | 1.97%                  | 5%         |               |         | 117,977                   | 76,011      |             |             |  |  |
| 223.25                                                       |  | Sweetwater - MI Homes                                                  | 512     | 512      | 512   | 1.93%                    | 301         | 301     | 301    | 1.65%                  | 5%         |               |         | 98,642                    | 0           |             |             |  |  |
| 699.47                                                       |  | Star Farms - Forestar - SF                                             | 1,500   | 1,500    | 1,500 | 5.67%                    | 300         | 300     | 300    | 1.64%                  | 5%         |               |         | 98,314                    | 0           |             |             |  |  |
|                                                              |  | Star Farms - Forestar - MF                                             | 54      | 27       | 27    | 0.10%                    | 0           | 0       | 0      | 0.00%                  | 0%         |               |         | 0                         | 0           |             |             |  |  |
|                                                              |  | FUTURE Apartments                                                      | 1,000   | 500      | 500   | 1.89%                    | 0           | 0       | 0      | 0.00%                  | 0%         |               |         | 0                         | 0           |             |             |  |  |
|                                                              |  | FUTURE COMMERCIAL                                                      |         |          | 400   | 1.51%                    |             |         | 0      | 0.00%                  | 0%         |               |         | 0                         | 0           |             |             |  |  |
| Lorraine & SR70 - NE Corner:                                 |  |                                                                        |         |          |       |                          |             |         |        |                        |            |               |         |                           |             |             |             |  |  |
|                                                              |  | Publix + 3 outparcels - ID# 582200609                                  |         |          | 24    | 0.09%                    |             |         | 24     | 0.13%                  | 0%         |               |         | 7,757                     | 7,344       |             |             |  |  |
|                                                              |  | Oasis Apartments - ID#58202859                                         | 254     | 127      | 127   | 0.48%                    | 254         | 127     | 127    | 0.69%                  | 2%         |               |         | 41,620                    | 39,402      |             |             |  |  |
|                                                              |  | Big Jim Self Storage - ID #582202059 - 91,597 sq ft to date -          |         |          | 36.64 | 0.14%                    |             |         | 36.64  | 0.20%                  | 1%         |               |         | 12,007                    | 11,367      |             |             |  |  |
|                                                              |  | Bayshore Pet Resort - ID #582202109 - 15,456 sq ft                     |         |          | 6.18  | 0.02%                    |             |         | 6.18   | 0.03%                  | 0%         |               |         | 2,026                     | 1,918       |             |             |  |  |
|                                                              |  | JK Investment - ID #582202169                                          |         |          | 2.59  | 0.01%                    |             |         | 2.59   | 0.01%                  | 0%         |               |         | 848                       | 803         |             |             |  |  |
| 1.37                                                         |  | BC Lakewood LLC - ID 582203109                                         |         |          | 4.00  | 0.02%                    |             |         | 0.00   | 0.00%                  | 0%         |               |         | 0                         | 0           |             |             |  |  |
| 0.965                                                        |  | D7 Bradenton LLC - ID #582203159                                       |         |          | 4.00  | 0.02%                    |             |         | 0.00   | 0.00%                  | 0%         |               |         | 0                         | 0           |             |             |  |  |
|                                                              |  | NHRCT, LLC - ID #582203209 - 3224 sq ft                                |         |          | 1.29  | 0.00%                    |             |         | 1.29   | 0.01%                  | 0%         |               |         | 423                       | 400         |             |             |  |  |
|                                                              |  | Lakewood Ranch Comm Park - Lorraine NE Corners - Lot 5 - ID #582202259 |         |          | 4.00  | 0.02%                    |             |         | 0.00   | 0.00%                  | 0%         |               |         | 0                         | 0           |             |             |  |  |
| SUBTOTAL                                                     |  |                                                                        | 10,931  | 9,872    | 482   | 10,354                   | 39.11%      | 6,871   | 6,564  | 70                     | 6,634      | 36.26%        | 3%      | \$328                     | \$2,174,179 | \$1,354,349 | \$819,830   |  |  |
| 38%                                                          |  |                                                                        |         |          |       |                          |             |         |        |                        |            |               |         |                           |             |             |             |  |  |
| SARASOTA                                                     |  |                                                                        |         |          |       |                          |             |         |        |                        |            |               |         |                           |             |             |             |  |  |
| Acres                                                        |  | FUTURE SINGLE FAMILY                                                   | 251     | 251      | 251   | 0.95%                    |             |         | 0      | 0.00%                  | 0%         |               |         | 0                         | 0           |             |             |  |  |
|                                                              |  | FUTURE MULTI FAMILY                                                    | 2,067   | 1,034    | 1,034 | 3.90%                    |             |         | 0      | 0.00%                  | 0%         |               |         | 0                         | 0           |             |             |  |  |
|                                                              |  | SHOREVIEW - Pulte - All SF                                             | 246     | 246      | 246   | 0.93%                    | 246         | 246     | 246    | 1.34%                  | 17%        |               |         | 158,572                   | 152,861     |             |             |  |  |
|                                                              |  | LAKEHOUSE COVE - Homes by Towne - SF                                   | 626     | 626      | 626   | 2.36%                    | 626         | 626     | 626    | 3.42%                  | 42%        |               |         | 403,521                   | 242,962     |             |             |  |  |
|                                                              |  | B9 Ardley Owner (Davis Apts) - ID #0191010003                          | 299     | 150      | 150   | 0.56%                    | 299         | 150     | 150    | 0.82%                  | 10%        |               |         | 96,368                    | 92,897      |             |             |  |  |
| 27.55                                                        |  | Waterside Place, LLC - ID#0195010002                                   |         |          | 42    | 0.16%                    |             |         | 42     | 0.23%                  | 3%         |               |         | 27,073                    | 0           |             |             |  |  |
|                                                              |  | Botanic Apartments, 1450 Pine Warbler Owner, LLC - ID #0193010004      | 208     | 104      | 104   | 0.39%                    | 208         | 104     | 104    | 0.57%                  | 7%         |               |         | 67,039                    | 34,798      |             |             |  |  |
|                                                              |  | DD Waterside I, LLC (Davis Apts) - ID #0193010005                      | 112     | 56       | 56    | 0.21%                    | 112         | 56      | 56     | 0.31%                  | 4%         |               |         | 38,098                    | 34,798      |             |             |  |  |
| 1.06                                                         |  | DD Waterside TH, LLC (Davis Town Homes) - ID #195010003                | 21      | 11       | 11    | 0.04%                    | 21          | 11      | 11     | 0.06%                  | 1%         |               |         | 6,768                     | 0           |             |             |  |  |
| 18.77                                                        |  | The Row, DD Waterside II, LLC (Davis Apts) - ID #0195010004            | 301     | 151      | 151   | 0.57%                    | 301         | 151     | 151    | 0.82%                  | 10%        |               |         | 97,013                    | 0           |             |             |  |  |
| 43.17                                                        |  | The Alcove - Neal Signature Homes, LLC ID 0193010008                   | 47      | 47       | 47    | 0.18%                    |             |         | 0      | 0.00%                  | 0%         |               |         | 0                         | 0           |             |             |  |  |
| 57.60                                                        |  | Nautique - HBT At Waterside LLC - ID #0193010007                       | 222     | 222      | 222   | 0.84%                    |             |         | 0      | 0.00%                  | 0%         |               |         | 0                         | 0           |             |             |  |  |
| 37.78                                                        |  | The Tides - TI Investors of LWR - ID 0193010010                        | 366     | 183      | 183   | 0.69%                    |             |         | 0      | 0.00%                  | 0%         |               |         | 0                         | 0           |             |             |  |  |
| 29.86                                                        |  | Emerald Landing - CND Lakewood Ranch LLC - ID #0193010009              | 193     | 193      | 193   | 0.73%                    |             |         | 0      | 0.00%                  | 0%         |               |         | 0                         | 0           |             |             |  |  |
| 20.94                                                        |  | Kingfisher - Pulte Home Company - ID 0195010009                        | 13      | 13       | 13    | 0.05%                    |             |         | 0      | 0.00%                  | 0%         |               |         | 0                         | 0           |             |             |  |  |
| South Corners of Lorraine & University Pkwy "Neighborhood B" |  |                                                                        |         |          |       |                          |             |         |        |                        |            |               |         |                           |             |             |             |  |  |
| 1.10                                                         |  | LYMAN HOLDINGS LLC - ID 0183040030                                     |         |          | 4     | 0.02%                    |             |         | 0      | 0.00%                  | 0%         |               |         | 0                         | 0           |             |             |  |  |
| 5.57                                                         |  | CARRETTA III LLC (CVS) - ID 0183040010                                 |         |          | 6     | 0.02%                    |             |         | 6      | 0.03%                  | 0%         |               |         | 3,822                     | 0           |             |             |  |  |
| 1.04                                                         |  | BOOS Sarasota U&L LLC - ID 0183040020                                  |         |          | 4     | 0.02%                    |             |         | 0      | 0.00%                  | 0%         |               |         | 0                         | 0           |             |             |  |  |
| 1.14                                                         |  | JPMorgan Chase Bank - ID 0183040100                                    |         |          | 1     | 0.01%                    |             |         | 1      | 0.01%                  | 0%         |               |         | 869                       | 0           |             |             |  |  |
| 2.09                                                         |  | BW University Lorraine (Aldi) - ID 0183040101                          |         |          | 9     | 0.03%                    |             |         | 9      | 0.05%                  | 1%         |               |         | 5,789                     | 0           |             |             |  |  |
|                                                              |  | ROSIE STUDIO LLC (Starbucks) - ID 0183040120                           |         |          | 1     | 0.00%                    |             |         | 1      | 0.01%                  | 0%         |               |         | 646                       | 0           |             |             |  |  |
| 1.37                                                         |  | BW UNIVERSITY LORRAINE LLC - ID 0183040130                             |         |          | 4     | 0.02%                    |             |         | 0      | 0.00%                  | 0%         |               |         | 0                         | 0           |             |             |  |  |
|                                                              |  | Sarasota Property Owner LLC (Grand Living AL) -ID# 0183030001          | 172     | 86       | 86    | 0.32%                    | 172         | 86      | 86     | 0.47%                  | 6%         |               |         | 55,436                    | 53,439      |             |             |  |  |
| FUTURE COMMERCIAL                                            |  |                                                                        |         |          | 140   | 0.53%                    |             |         | 0      | 0.00%                  | 0%         |               |         | 0                         | 0           |             |             |  |  |
| SUBTOTAL                                                     |  |                                                                        | 5,144   | 3,371    | 211   | 3,582                    | 13.53%      | 1,985   | 1,429  | 59                     | 1,488      | 8.13%         | 100%    | \$645                     | \$959,015   | \$611,754   | \$347,261   |  |  |
|                                                              |  |                                                                        |         |          | 0     |                          |             |         |        |                        |            |               |         |                           |             |             |             |  |  |
| 5.021                                                        |  | ALL TOTAL                                                              | 29,155  | 23,881   | 2,595 | 26,476                   | 100%        | 20,428  | 17,588 | 709                    | 18,297     | 100%          |         |                           | \$7,717,622 | \$6,100,664 | \$1,616,958 |  |  |
| 1.154.544                                                    |  | Prior Year:                                                            | 28,734  | 23,890   | 2,563 | 26,452                   | Prior Year: | 16,048  | 14,256 | 572                    | 14,827     |               |         |                           |             |             |             |  |  |

Operation & Maintenance Annual Assessments Are Charged Per Platted EDU As Follows: Note that annual assessments shown on schedule are for 1 EDU  
Single Family Home = 1 EDU Commercial EDU'S 2,500 SQ.FT. = 1 EDU  
Multi Family Home is 1/2 of EDU The Square Feet Is Either GDP = General Development Plan - total square feet in Plan - Or Best Estimate  
The Budget Assessment Per EDU amount shown above is grossed up by 7% when placed on the Manatee County Real Estate Taxes Invoice.  
The gross up is 4% discount for early payment, Property Appraiser fee of 1.5% & Tax Collector fee of 1.5%  
Per a separate calculation, landowners are charged and direct billed an assessment on a per acre basis for land that they own that has not been platted  
Please see schedule of acres for this assessment calculation

**LAKEWOOD RANCH STEWARDSHIP DISTRICT**  
**ESTIMATED ACRES BY PARCEL BASED ON PROJECTIONS AS OF MAY 2019**  
**FOR ALLOCATION OF OPERATION & MAINTENANCE ASSESSMENTS ON LAND NOT PLATTED**  
**FOR OCTOBER 2022 TO SEPTEMBER 2023 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<br>Unplatted Acreage Contributions<br>Land Owners | # of Acres   | # of Total<br>EDU | Unit Per<br>Acre | # of Platted<br>EDU | EDU Not Platted<br>Divided by<br>Unit Per Acre to<br>Equal Acres to Bill On | Per Acre<br>Assessment<br>** Equal to 50% of the<br>Admin per acre buildout | Assessment<br>Amount |
|-----------------------------------------------------------------------------------|--------------|-------------------|------------------|---------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------|
| <b>East (fka Southeast) Sector:</b>                                               |              |                   |                  |                     |                                                                             |                                                                             |                      |
| Stock Development (Lake Club Ph 4)                                                | 450.00       | 312.00            | 0.69             | 278.00              | 49.04                                                                       | \$104                                                                       | \$5,076              |
| Toll Brothers (The Isles at LWR)                                                  | 339.00       | 450.00            | 1.33             | 215.00              | 177.03                                                                      | \$104                                                                       | \$18,323             |
| Trinity Enterprise Holdings, Inc - ID 588602309                                   | 69.65        | 40.00             | 0.57             | -                   | 69.65                                                                       | \$104                                                                       | \$7,209              |
|                                                                                   |              |                   |                  |                     |                                                                             |                                                                             | <b>\$30,608</b>      |
| <b>Northwest Sector:</b>                                                          |              |                   |                  |                     |                                                                             |                                                                             |                      |
| CENTRAL PARK Commercial - ID #579600959                                           | 14.13        | 40.00             | 2.83             | -                   | 14.13                                                                       | \$104                                                                       | \$1,462              |
| CENTRAL PARK Commercial - ID #579600979                                           | 1.77         | 10.00             | 5.65             | -                   | 1.77                                                                        | \$104                                                                       | \$183                |
| CENTRAL PARK Commercial - ID #579625759                                           | 3.25         | 10.00             | 3.08             | -                   | 3.25                                                                        | \$104                                                                       | \$336                |
| <b>Lakewood Center South / NW Sector:</b>                                         |              |                   |                  |                     |                                                                             |                                                                             |                      |
| CNL Bradenton Silver Palm LLC - (Parcel M) - 1.25 acres, Car Wash?                | 1.25         | 4.00              | 3.20             | -                   | 1.25                                                                        | \$104                                                                       | \$129                |
| Park Springs Apartments, Phase 1 & 2                                              |              | 251.00            |                  |                     |                                                                             |                                                                             |                      |
| Antigua, BB Living Site - 50.67 acres, ID #583250309                              | 50.67        | 95.00             | 1.87             | -                   | 50.67                                                                       | \$104                                                                       | \$5,244              |
| <b>CORE (within LWCS):</b>                                                        |              |                   |                  |                     |                                                                             |                                                                             |                      |
| <b>Lakewood Center North 1 - "Commercial Units":</b>                              |              |                   |                  |                     |                                                                             |                                                                             |                      |
| JADRO LLC - Unit 8 - ID #583206259                                                | 1.34         | 20.00             | 14.93            | -                   | 1.34                                                                        | \$104                                                                       | \$139                |
| <b>Lakewood Center North:</b>                                                     |              |                   |                  |                     |                                                                             |                                                                             |                      |
| CBH Properties Bradenton LLC - ID 580075359                                       | 1            | 4.00              | 4.00             | -                   | 1.00                                                                        | \$104                                                                       | \$103                |
| HH Pizza Factory - ID 580075309                                                   | 1            | 4.00              | 6.37             | -                   | 0.63                                                                        | \$104                                                                       | \$65                 |
| CNL 117th Street East - ID 580075209                                              | 1            | 4.00              | 3.49             | -                   | 1.14                                                                        | \$104                                                                       | \$118                |
| CNL 117th Street East - ID 580075259                                              | 1            | 10.00             | 12.55            | -                   | 0.80                                                                        | \$104                                                                       | \$82                 |
| NAP LR6, LLC - ID 579900509 - FUTURE PUBLIX                                       | 19           | 30.00             | 1.58             | -                   | 19.05                                                                       | \$104                                                                       | \$1,971              |
| <b>Northwest Sector DRI</b>                                                       |              |                   |                  |                     |                                                                             |                                                                             |                      |
| NW Corner of 44th & Lorraine - NVR/Ryan Homes, Avalon Woods - MF                  | 36           | 128.00            | 3.57             |                     | 35.87                                                                       | \$104                                                                       | \$3,713              |
| NW Corner of 44th & Lorraine - NVR/Ryan Homes Avalon Woods - SF                   | 36           | 153.00            | 4.26             |                     | 35.87                                                                       | \$104                                                                       | \$3,713              |
| NW Corner of 44th & White Eagle - Amber Creek, Parcel Y - Apartments              | 22           | 240.00            | 10.91            |                     | 22.00                                                                       | \$104                                                                       | \$2,277              |
| <b>Business Park</b>                                                              |              |                   |                  |                     |                                                                             |                                                                             |                      |
| American Land Resources - ID 579101459                                            | 1.88         | 4.00              | 2.13             | -                   | 1.88                                                                        | \$104                                                                       | \$195                |
| Inner Compass at LWR LLC - ID 579102359                                           | 1.56         | 5.28              | 3.38             | -                   | 1.56                                                                        | \$104                                                                       | \$162                |
| 4816 Lena LLC - ID 579102109                                                      | 1.25         | 4.00              | 3.21             | -                   | 1.25                                                                        | \$104                                                                       | \$129                |
| 8A Developers LLC - ID 579102509                                                  | 1.21         | 4.00              | 3.31             | -                   | 1.21                                                                        | \$104                                                                       | \$125                |
| 4215 Solutions Lane LLC - ID 579103059                                            | 1.38         | 4.00              | 2.89             | -                   | 1.38                                                                        | \$104                                                                       | \$143                |
| 8A Developers LLC - ID 579102559                                                  | 1.20         | 4.00              | 3.33             | -                   | 1.20                                                                        | \$104                                                                       | \$124                |
| Gut Hut III LLC - ID 579102059                                                    | 1.21         | 4.00              | 3.29             | -                   | 1.21                                                                        | \$104                                                                       | \$126                |
| IPOOP Palace - ID 579101209                                                       | 2.11         | 4.00              | 1.90             | -                   | 2.11                                                                        | \$104                                                                       | \$218                |
|                                                                                   |              |                   |                  |                     |                                                                             |                                                                             | <b>\$20,761</b>      |
| <b>Northeast Sector:</b>                                                          |              |                   |                  |                     |                                                                             |                                                                             |                      |
| Azario - Taylor Morrison                                                          | 992.00       | 1,985.00          | 2.00             | 1,588.00            | 198.40                                                                      | \$104                                                                       | \$20,535             |
| CRESSWIND - Koller                                                                | 250.00       | 651.00            | 2.60             | 444.00              | 79.49                                                                       | \$104                                                                       | \$8,228              |
| SOLERA - DR Horton                                                                | 278.00       | 675.00            | 2.43             | 671.00              | 1.65                                                                        | \$104                                                                       | \$171                |
| Lorraine Lakes - Lennar Homes                                                     | 544.60       | 1,826.00          | 3.35             | 954.00              | 260.07                                                                      | \$104                                                                       | \$26,918             |
| Sapphire Point - Pulte Homes                                                      | 230.76       | 475.00            | 2.06             | 360.00              | 55.87                                                                       | \$104                                                                       | \$5,782              |
| Sweetwater - MI Homes                                                             | 223.25       | 512.00            | 2.29             | 301.00              | 92.00                                                                       | \$104                                                                       | \$9,523              |
| Star Farms - Forestar                                                             | 699.47       | 1,554.00          | 2.22             | 300.00              | 564.44                                                                      | \$104                                                                       | \$58,421             |
| BC Lakewood LLC - ID 582203109                                                    | 1.37         | 4.00              | 2.92             | -                   | 1.37                                                                        | \$104                                                                       | \$142                |
| D7 Bradenton - ID #582202219                                                      | 0.87         | 4.00              | 4.62             | -                   | 0.87                                                                        | \$104                                                                       | \$90                 |
|                                                                                   |              |                   |                  |                     |                                                                             |                                                                             | <b>\$129,808</b>     |
| <b>Sarasota:</b>                                                                  |              |                   |                  |                     |                                                                             |                                                                             |                      |
| <b>South Corners of Lorraine &amp; University Pkwy "Neighborhood 8"</b>           |              |                   |                  |                     |                                                                             |                                                                             |                      |
| LYMAN HOLDINGS LLC - ID 0183040030                                                | 1.10         | 4.00              | 3.64             | -                   | 1.10                                                                        | \$104                                                                       | \$114                |
| BOOS Sarasota U&L LLC - 0183040020                                                | 1.04         | 4.00              | 3.83             |                     | 1.04                                                                        | \$104                                                                       | \$108                |
| BW UNIVERSITY LORRAINE LLC - ID 0183040130                                        | 1.37         | 4.00              | 2.92             |                     | 1.37                                                                        | \$104                                                                       | \$142                |
| The Alcove - Neal Signature Homes, LLC ID 0193010008                              | 43.17        | 47.00             | 1.09             |                     | 43.17                                                                       | \$104                                                                       | \$4,468              |
| Nautique - HBT At Waterside LLC - ID #0193010007                                  | 57.60        | 222.00            | 3.85             |                     | 57.60                                                                       | \$104                                                                       | \$5,962              |
| The Tides - TI Investors of LWR - ID 0193010010                                   | 37.78        | 183.00            | 4.84             |                     | 37.78                                                                       | \$104                                                                       | \$3,910              |
| Emerald Landing - CND Lakewood Ranch LLC - ID #0193010009                         | 29.86        | 193.00            | 6.46             |                     | 29.86                                                                       | \$104                                                                       | \$3,091              |
| Kingfisher - Pulte Home Company - ID 0195010009                                   | 20.94        | 13.00             | 0.62             |                     | 20.94                                                                       | \$104                                                                       | \$2,167              |
|                                                                                   |              |                   |                  |                     |                                                                             |                                                                             | <b>\$19,962</b>      |
| <b>Total Non-SMR</b>                                                              | <b>4,472</b> |                   |                  |                     | <b>1,943.32</b>                                                             |                                                                             | <b>\$201,138</b>     |