pfm

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June 10, 2024

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

Re: Lakewood Ranch Stewardship District
Proposed Budget Fiscal Year 2024-2025

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 2024-2025 for purposes of disclosure and information only. The District has scheduled a public hearing for August 9, 2024 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

Jennifer Glasgow
Director, District Accounting

Enclosure

Lakewood Ranch Stewardship District
Preliminary Operating Budget for General Fund - Summary Budget
For Operation & Maintenance
October 1, 2024 to September 30, 2025

Category	Full Year 2024 Budget Budget	PROPOSED BUDGET FY2025: Resolution		Increase (Decrease) 2025 Budget vs. 2024 Budget	Estimated Buildout Budget
Sources of Funds:					
Assessments - Platted Land	$ 9,183,124	$ 11,037,987	83%	$ 1,854,863	$ 13,208,349
Assessments - Un Platted Land	$ 173,190	$ 112,901	153%	$ (60,288)	$ -
Landowner Contribution	$ 1,389,390	$ 1,011,684	137%	$ (377,705)	$ -
Other Revenue (Park Rental Fees)	$ 1,000	$ 1,000		$ -	$ -
Total - Sources of Funds	**$ 10,746,703**	**$ 12,163,573**	**88%**	**$ 1,416,870**	**$ 13,208,349**
Uses of Funds					
Administrative Expenditures:					
Insurance	$ 20,000	$ 85,000	24%	$ 65,000	$ 100,000
Board Supervisors	$ 12,000	$ 12,000	100%	$ -	$ 12,000
Meeting Advertising	$ 11,060	$ 11,060	100%	$ -	$ 20,000
Engineering & Consulting	$ 90,000	$ 140,000	64%	$ 50,000	$ 140,000
Bond Agent Fees	$ 23,000	$ 23,000	100%	$ -	$ 75,000
Arbitrage Report	$ 5,000	$ 5,000	100%	$ -	$ 5,000
Legal Fees	$ 125,000	$ 125,000	100%	$ -	$ 125,000
Accounting	$ 110,000	$ 110,000	100%	$ -	$ 125,000
Lien Book and Tax Roll	$ 340,000	$ 399,500	85%	$ 59,500	$ 425,000
Annual Audit	$ 20,000	$ 30,000	67%	$ 10,000	$ 50,000
Trustee	$ 140,000	$ 156,000	90%	$ 16,000	$ 150,000
Manager	$ 238,000	$ 238,000	100%	$ -	$ 238,000
Postage	$ 1,500	$ 1,500	100%	$ -	$ 3,000
Office Supplies	$ 1,500	$ 1,500	100%	$ -	$ 10,629
Other Current Charges	$ 3,810	$ 3,810	100%	$ -	$ 1,500
Dues, Licenses, Subscriptions, Training	$ 17,850	$ 60,000	30%	$ 42,150	$ 60,000
Payroll & Payroll Tax Expense	$ 997,509	$ 1,165,044	86%	$ 167,535	$ 1,165,044
Cell Phone	$ -	$ 1,000	0%	$ 1,000	$ 3,000
Defined Employee Contribution Plan	$ 38,000	$ 38,000	100%	$ -	$ 46,000
Total - Administrative	**$ 2,194,229**	**$ 2,605,414**	**84%**	**$ 411,185**	**$ 2,754,173**
Reserves	**$ 161,917**	**$ 106,082**	**153%**	**$ (55,835)**	**$ 329,897**
Maintenance:					
Maintenance Management Fee - allocated at buildout	$ 91,657	$ 180,000	51%	$ 88,343	$ -
General & Parks Maintenance - allocated at buildout	$ 1,174,836	$ 1,690,836	69%	$ 516,000	$ 1,923,783
Community Services Admin. Fee	$ 353,210	$ 336,325	105%	$ (16,885)	$ 403,272
Landscape & Irrigation Maintenance - Contracted	$ 3,014,936	$ 3,239,498	93%	$ 224,562	$ 3,239,498
Landscape & Irrigation Repairs - Non-Contracted	$ 1,548,950	$ 1,618,950	96%	$ 70,000	$ 1,795,950
Irrigation for Master Landscaping	$ 1,086,768	$ 1,196,268	91%	$ 109,500	$ 1,196,576
Environmental	$ 526,000	$ 536,000	98%	$ 10,000	$ 566,000
Utilities	$ 86,000	$ 97,000	89%	$ 11,000	$ 99,000
Other Maintenance	$ 508,200	$ 557,200	91%	$ 49,000	$ 900,200
Contingency	$ -	$ -		$ -	$ -
Total - Maintenance	**$ 8,390,557**	**$ 9,452,077**	**89%**	**$ 1,061,520**	**$ 10,124,279**
Total - Uses of Funds	**$ 10,746,703**	**$ 12,163,573**	**88%**	**$ 1,416,870**	**$ 13,208,349**
Operating Surplus or Deficit	$ (0)	$ -		$ 0	$ -

Maintenance Expense by Land Area:	Budget FY2024	Proposed Budget FY2025: RES.		Increase (Decrease) 2025 Budget vs. 2024 Budget	Estimated Buildout Budget
East Sector	$1,605,812	$1,620,812	99%	$15,000	$1,620,812
Northwest Sector	$1,842,949	$1,891,949	97%	$49,000	$1,971,949
Northeast Sector	$1,665,893	$1,690,055	99%	$24,162	$1,700,055
Sarasota Sector	$1,656,200	$1,612,600	103%	-$43,600	$1,743,908
Taylor Sector	$0	$429,500	0%	$429,500	$760,500
Other / General Maintenance	$603,467	$741,925	81%	$138,458	$788,272
Parks Maintenance	$1,016,236	$1,465,236	69%	$449,000	$1,538,783
Total	$8,390,557	$9,452,077	89%	$1,061,520	$10,124,279

Acct#	EXPENSES	Budget FY2024	PROPOSED Budget FY2025	PROPOSED FY2025 Budget vs. Budget 2024		ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	$ Change	% Change
EAST	EAST SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL					100%			
	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	192,000	192,000	-	0%	192,000	*192,000*	-	0%
60103	Lorraine Rd - East side	84,000	120,000	36,000	43%	120,000	*84,000*	36,000	30%
60104	Allocation from CDD's for UP and Lorraine medians	22,000	-	(22,000)	-100%	-	*22,000*	(22,000)	0%
60106	Bournside Blvd. from Masters to SR70	53,000	53,000	-	0%	53,000	*53,000*	-	0%
60108	Masters Ave. from Players Dr. to Bourneside Blvd.	114,036	114,036	-	0%	114,036	*114,036*	-	0%
60109	Bourneside Blvd. from Masters to University Pkwy.	90,000	90,000	-	0%	90,000	*90,000*	-	0%
	Subtotal Landscape Maintenance Contracts	700,620	714,620	14,000	2%	714,620	*700,620*	14,000	2%
EAST	**NON CONTRACTED LANDSCAPING & IRRIGATION REPAIRS**					44%	*41%*		0%
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%
EAST	**IRRIGATION FOR MASTER LANDSCAPING**					21%	*20%*		0%
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%
EAST	**ENVIRONMENTAL**					20%	*19%*		0%
60300	Lake maintenance for the lakes outside communities	30,000	30,000	-	0%	30,000	*30,000*	-	0%
60340	Aquatic Plantings	10,000	10,000	-		10,000	*10,000*	-	0%
60350	Conservation/Preserve Areas Exotic Species Removal & Maintenance	80,000	80,000	-	0%	80,000	*80,000*	-	0%
	Subtotal Environmental	120,000	120,000	-	0%	120,000	*120,000*	-	0%
EAST	**UTILITIES**					7%	*7%*		0%
60400	FLORIDA POWER & LIGHT	1,000	2,000	1,000	100%	2,000	1,000	1,000	50%
	Subtotal Utilities	1,000	2,000	1,000	100%	2,000	1,000	1,000	50%
	OTHER MAINTENANCE: EAST SECTOR					0%	0%		0%
60600	Roads and sidewalks	2,000	2,000	-	0%	2,000	4,000	(2,000)	-100%
60610	Stormwater System & Drainage	25,000	25,000	-	0%	25,000	50,000	(25,000)	-100%
60611	Storm Damage and Clean Up	25,000	25,000	-	0%	25,000	50,000	(25,000)	-100%
60620	Sanitary Sewer	5,000	5,000	-	0%	5,000	10,000	(5,000)	-100%
60640	Hardscapes	20,000	20,000	-	0%	20,000	40,000	(20,000)	-100%
60645	Signs	25,000	25,000	-	0%	25,000	40,000	(15,000)	-60%
60650	Miscellaneous Maintenance	5,000	5,000	-	0%	5,000	15,000	(10,000)	-200%
60655	Centralized irrigation system	-	-	-		-	400	(400)	#DIV/0!
	Subtotal	107,000	107,000	-	0%	107,000	209,400	(102,400)	-96%
						7%	12%		0%
EAST	**TOTAL EAST SECTOR**	1,605,812	1,620,812	15,000	1%	1,620,812	*1,708,212*	(87,400)	-5%
						100%	*1*		0%

Acct#	EXPENSES	Budget FY2024	PROPOSED Budget FY2025	PROPOSED FY2025 Budget vs. Budget 2024		ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	$ Change	% Change
NW	NORTHWEST SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL								
	Area identified as to the east of LWR Blvd, north of SR 70, south of SR 64 and west of Lorraine Rd.								
	INFLATIONARY FACTOR								
	MASTER LANDSCAPING & IRRIGATION MAINTENANCE CONTRACTS								
60144	NW Sector - East Contract	283,024	283,024	-	0%	283,024	283,024	-	0%
60145	NW Sector - West Contract	291,583	291,583	-	0%	291,583	291,583	-	0%
60113	Kent Lake & Lake Bank Maintenance	60,000	60,000	-	0%	60,000	60,000	-	0%
60118	Lake Bank mowing	34,000	34,000	-	0%	34,000	34,000	-	0%
60141	Silver Falls Run	2,000	2,000	-	0%	2,000	2,000	-	0%
60146	Crossland Trail	33,000	33,000	-	0%	33,000	33,000	-	0%
60147	Newhaven Blvd	20,000	20,000	-	0%	20,000	20,000	-	0%
	Subtotal Landscape Maintenance Contracts	723,607	723,607	-	0%	723,607	*723,607*	-	0%
						37%	*38%*		0%
NW	**NON CONTRACTED LANDSCAPING & IRRIGATION REPAIRS**								
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%
						26%	*27%*		0%
NW	**IRRIGATION FOR MASTER LANDSCAPING**								
60250	Monthly Meter Charge	9,192	9,192	-	0%	9,192	*9,192*	-	0%
60255	Utilization	310,000	310,000	-	0%	310,000	*310,000*	-	0%
	Subtotal Irrigation	319,192	319,192	-	0%	319,192	*319,192*	-	0%
						16%	*18%*		0%
NW	**ENVIRONMENTAL**								
60300	Lake maintenance for the lakes outside communities	35,000	35,000	-	0%	35,000	*35,000*	-	0%
60340	Aquatic Plantings	15,000	15,000	-	0%	15,000	*15,000*	-	0%
60350	Conservation/Preserve Areas Exotic Species Removal & Maintenance	100,000	100,000	-	0%	100,000	*100,000*	-	0%
	Subtotal Environmental	150,000	150,000	-	0%	150,000	*150,000*	-	0%
						8%	*9%*		0%
NW	**UTILITIES (Estimated via historical usage and projected additional area)**								
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%
						1%	*1%*		0%
	OTHER MAINTENANCE: NW SECTOR								
60610	Stormwater System & Drainage	30,000	30,000	-	0%	50,000	*50,000*	-	0%
60611	Storm Damage and Clean Up	30,000	30,000	-	0%	50,000	*50,000*	-	0%
60620	Sanitary Sewer	1,000	50,000	49,000	4900%	50,000	*1,000*	49,000	98%
60640	Hardscapes	30,000	30,000	-	0%	40,000	*40,000*	-	0%
60645	Signs	20,000	20,000	-	0%	40,000	*40,000*	-	0%
60650	Miscellaneous Maintenance	5,000	5,000	-	0%	15,000	*15,000*	-	0%
	Subtotal Other Maintenance	116,000	165,000	49,000	42%	245,000	*196,000*	49,000	20%
						12%	*10%*		0%
NW	TOTAL NORTHWEST SECTOR	1,842,949	1,891,949	49,000	3%	1,971,949	*1,922,949*	49,000	2%
						100%	*1*		0%

Acct#	EXPENSES	Budget FY2024	PROPOSED Budget FY2025	PROPOSED FY2025 Budget vs. Budget 2024		ESTIMATED BUILDOUT (B)	*Prior Buildout Estimate*	$ Change	% Change
NE	NORTHEAST SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL								
	Area identified as to the east of Lorraine Rd., north of SR 70, south of SR 64 and west to District boundary.								
	INFLATIONARY FACTOR								
	MASTER LANDSCAPING & IRRIGATION MAINTENANCE*								
60119	Post Blvd & SR70 Intersection	24,744	24,744	-	0%	24,744	24,744	-	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	Uihlein Road; SR70 to 44th Ave.	140,838	145,000	4,162	3%	145,000	140,838	4,162	3%
60133	Lakebank and Swale Mowing	8,000	8,000	-	0%	8,000	8,000	-	0%
60134	Lorraine Corners	94,000	94,000	-	0%	94,000	94,000	-	0%
60136	Academic & Lighterwood Trail	45,000	45,000	-	0%	45,000	45,000	-	0%
60140	44th Ave from Lorraine to Bourneside	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	Uihlein Rd., 44th Ave. to SR64	70,910	70,910	-	0%	70,910	70,910	-	0%
60147	Rangeland Pkwy., Uihlein Rd. to Bourneside Blvd	120,000	120,000	-	0%	120,000	120,000	-	0%
60148	Bourneside Blvd., SR70 to SR64	127,379	127,379	-	0%	127,379	127,379	-	0%
60149	Rangeland Pkwy., Lorraine Rd. to Uihlein Rd.	84,000	84,000	-	0%	84,000	84,000	-	0%
60135	Future Roads	-	-	-		-	-	-	
	Subtotal Landscape Maintenance Contracts	906,701	910,863	4,162	0%	910,863	*906,701*	4,162	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	83,000	83,000	-	0%	83,000	*83,000*	-	0%
	Subtotal Non-Contracted Landscaping	328,700	328,700	-	0%	328,700	*328,700*	-	0%
						19%	*18%*		0%
NE	**IRRIGATION FOR MASTER LANDSCAPING**								
60250	Monthly Meter Charge	9,192	9,192	-	0%	9,192	*9,192*	-	0%
60255	Utilization	200,000	200,000	-	0%	200,000	*200,000*	-	0%
	Subtotal Irrigation	209,192	209,192	-	0%	209,192	*209,192*	-	0%
					#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	Aquatic Plantings	10,000	10,000	-	0%	10,000	*10,000*	-	0%
60350	Conservation/Preserve Areas Exotic Species Removal & Maintenance	75,000	75,000	-	0%	80,000	*80,000*	-	0%
	Subtotal Environmental	120,000	120,000	-	0%	130,000	*130,000*	-	0%
						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	25,000	25,000	-	0%	25,000	*25,000*	-	0%
	Subtotal Utilities	25,100	25,100	-	0%	25,100	*25,100*	-	0%
						1%	*1%*		0%
NE	**OTHER MAINTENANCE: NE SECTOR**								
60610	Stormwater System & Drainage	25,000	30,000	5,000	20%	30,000	*50,000*	(20,000)	-67%
60611	Storm Damage and Clean Up	15,000	30,000	15,000	0%	30,000	*50,000*	(20,000)	-67%
60620	Sanitary Sewer	5,000	5,000	-	0%	5,000	*5,000*	-	0%
60640	Hardscapes	10,000	10,000	-	0%	10,000	*40,000*	(30,000)	-300%
60645	Signs	20,000	20,000	-	0%	20,000	*40,000*	(20,000)	-100%
60650	Miscellaneous Maintenance	1,200	1,200	-	0%	1,200	*15,000*	(13,800)	-1150%
	Subtotal	76,200	96,200	20,000	26%	96,200	*200,000*	(103,800)	-108%
						6%	*11%*		0%
	TOTAL EXPENSES NORTHEAST SECTOR	1,665,893	1,690,055	24,162	1%	1,700,055	*1,799,693*	(99,638)	-6%
						34%	*1*		0%

Acct#	EXPENSES	Budget FY2024	PROPOSED Budget FY2025	PROPOSED FY2025 Budget vs. Budget 2024		ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	$ Change	% Change
	SARASOTA SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL								
	Area identified as Sarasota County lands within the District								
	INFLATIONARY FACTOR								
SRQ	**MASTER LANDSCAPING & IRRIGATION REPAIRS CONTRACTS**								
60101	Deer Drive from U.Pkwy. to LWR Blvd.	135,348	135,348	-	0%	135,348	*135,348*	-	0%
60102	Lorraine Road from U.Pkwy. to Southern Boundary	168,504	168,504	-	0%	168,504	*168,504*	-	0%
60103	LWR Blvd. from Communications Pkwy. to Southern Boundary	118,524	118,524	-	0%	118,524	*118,524*	-	0%
60104	Lorraine Road; South Boundary to Fruitville Road	79,032	79,032	-	0%	79,032	*79,032*	-	0%
60105	Blythe Ave., Cannon St., and Lucent Pl	25,000	27,000	2,000	8%	27,000	*25,000*	2,000	7%
60107	Blue Lake Road	150,000	150,000	-	0%	150,000	*150,000*	-	0%
60108	Pine Warbler Place	7,600	12,000	4,400	58%	12,000	*7,600*	4,400	37%
	Subtotal Landscape Maintenance Contracts	**684,008**	**690,408**	**6,400**	**1%**	**690,408**	***684,008***	**6,400**	**1%**
						39.59%	*38%*		0%
SRQ	**NON CONTRACTED LANDSCAPING & IRRIGATION REPAIRS**								
60200	Irrigation Repairs	48,400	48,400	-	0%	60,000	*60,000*	-	0%
60210	Plant replacement	96,800	96,800	-	0%	100,000	*100,000*	-	0%
60215	Mulching	72,600	72,600	-	0%	80,000	*80,000*	-	0%
60230	Tree Trimming	48,400	48,400	-	0%	60,000	*60,000*	-	0%
60231	Other Landscape Maintenance: Non-Contracted, Contingency	96,800	96,800	-	0%	100,000	*100,000*	-	0%
	Subtotal Non-Contracted Landscaping	**363,000**	**363,000**	**-**	**0%**	**400,000**	***400,000***	**-**	**0%**
						22.94%	*22.38%*		0%
SRQ	**IRRIGATION FOR MASTER LANDSCAPING**								
60250	Monthly Meter Charge	9,192	9,192	-	0%	9,500	*9,500*	-	0%
60255	Utilization	220,000	220,000	-	0%	220,000	*220,000*	-	0%
	Subtotal Irrigation	**229,192**	**229,192**	**-**	**0%**	**229,500**	***229,500***	**-**	**0%**
						13.16%	*12.84%*		0%
SRQ	**ENVIRONMENTAL**								
60300	Lake maintenance for the lakes outside communities	50,000	50,000	-	0%	50,000	*50,000*	-	0%
60340	Aquatic Plantings	6,000	6,000	-	0%	6,000	*6,000*	-	0%
60350	Conservation/Preserve Areas Exotic Species Removal & Maintenance	80,000	80,000	-	0%	80,000	*80,000*	-	0%
	Subtotal Environmental	**136,000**	**136,000**	**-**	**0%**	**136,000**	***136,000***	**-**	**0%**
						7.80%	*7.61%*		
SRQ	**UTILITIES (Estimated via historical usage and projected additional area)**								
60400	FLORIDA POWER & LIGHT	35,000	35,000	-	0%	35,000	*35,000*	-	0%
60420	PEACE RIVER	-	-	-		2,000	*2,000*	-	0%
	Subtotal Utilities	**35,000**	**35,000**	**-**	**0%**	**37,000**	***37,000***	**-**	**0%**
						2.12%	*2.07%*		
SRQ	**OTHER MAINTENANCE**								
60610	Stormwater System & Drainage	30,000	30,000	-	0%	50,000	*50,000*	-	0%
60611	Storm Damage and Clean Up	30,000	30,000	-	0%	50,000	*50,000*	-	0%
60620	Sanitary Sewer	2,000	2,000	-	0%	6,000	*6,000*	-	0%
60635	Water Taxi - Operation, Maint & Insurance	100,000	50,000	(50,000)	-50%	50,000	*100,000*	(50,000)	-100%
60640	Hardscapes	25,000	25,000	-	0%	40,000	*40,000*	-	0%
60645	Signs	20,000	20,000	-	0%	40,000	*40,000*	-	0%
60650	Miscellaneous Maintenance	2,000	2,000	-	0%	15,000	*15,000*	-	0%
	Subtotal	**209,000**	**159,000**	**(50,000)**	**-24%**	**251,000**	***301,000***	**(50,000)**	**-20%**
						14%	*17%*		
	TOTAL SARASOTA SECTOR	**1,656,200**	**1,612,600**	**(43,600)**	**-3%**	**1,743,908**	***1,787,508***	**(43,600)**	**-3%**
						100%	*100%*		0%

Acct#	EXPENSES	Budget FY2024	PROPOSED Budget FY2025	PROPOSED FY2025 Budget vs. Budget 2024	ESTIMATED BUILDOUT (B)	Prior Buildout Estimate	$ Change	% Change
	TAYLOR SECTOR OPERATIONS AND MAINTENANCE BUDGET DETAIL							
	Area identified as East of Bourneside in Manatee County							
TAY	**MASTER LANDSCAPING & IRRIGATION REPAIRS CONTRACTS**							
	Rangeland - East of Bourneside		100,000	100,000	100,000		100,000	100%
	44th Avenue East - East of Bourneside		100,000	100,000	100,000		100,000	100%
	Bourneside - SR 64 to SR 70				-		-	#DIV/0!
	Subtotal Landscape Maintenance Contracts	-	200,000	200,000	200,000	-	200,000	100%
					11.47%	0%		0%
TAY	**NON CONTRACTED LANDSCAPING & IRRIGATION REPAIRS**							
60200	Irrigation Repairs		30,000	30,000	60,000		60,000	100%
60210	Plant replacement		10,000	10,000	40,000		40,000	100%
60215	Mulching			-	40,000		40,000	100%
60230	Tree Trimming		10,000	10,000	30,000		30,000	100%
60231	Other Landscape Maintenance; Non-Contracted, Contingency		20,000	20,000	40,000		40,000	100%
	Subtotal Non-Contracted Landscaping	-	70,000	70,000	210,000	-	210,000	100%
					12.04%	0.00%		0%
TAY	**IRRIGATION FOR MASTER LANDSCAPING**							
60250	Monthly Meter Charge		9,500	9,500	9,500		9,500	100%
60255	Utilization		100,000	100,000	100,000		100,000	100%
	Subtotal Irrigation	-	109,500	109,500	109,500	-	109,500	100%
					6.28%	0.00%		0%
TAY	**ENVIRONMENTAL**							
60300	Lake maintenance for the lakes outside communities			-	10,000		10,000	100%
60340	Aquatic Plantings			-	10,000		10,000	100%
60350	Conservation/Preserve Areas Exotic Species Removal & Maintenance		10,000	10,000	10,000		10,000	100%
	Subtotal Environmental	-	10,000	10,000	30,000	-	30,000	100%
					1.72%	0.00%		
TAY	**UTILITIES (Estimated via historical usage and projected additional area)**							
60420	PEACE RIVER		10,000	10,000	10,000		10,000	100%
	Subtotal Utilities	-	10,000	10,000	10,000	-	10,000	100%
					0.57%	0.00%		
TAY	**OTHER MAINTENANCE**							
60610	Stormwater System & Drainage		10,000	10,000	50,000		50,000	100%
60611	Storm Damage and Clean Up		10,000	10,000	50,000		50,000	100%
60620	Sanitary Sewer			-	6,000		6,000	100%
60640	Hardscapes			-	40,000		40,000	100%
60645	Signs		10,000	10,000	40,000		40,000	100%
60650	Miscellaneous Maintenance			-	15,000		15,000	100%
	Subtotal	-	30,000	30,000	201,000	-	201,000	100%
					26%	#DIV/0!		
	TOTALTAYLOR SECTOR	-	429,500	429,500	760,500	-	760,500	100%
					59%	#DIV/0!		0%

Acct#	EXPENSES	Budget FY2024	PROPOSED Budget FY2025	PROPOSED FY2025 Budget vs. Budget 2024		ESTIMATED BUILDOUT (B)	*Prior Buildout Estimate*	$ Change	% Change
	DISTRICT OPERATIONS AND MANAGEMENT APPORTIONED BY EDU's								
	A. PERSONNEL								
60724	Operations and Maintenance Management Fee - LWRD Personnel	91,657	180,000	88,343	96%	-	-	-	
	Subtotal	91,657	180,000	88,343	96%	-	-	-	
	B. OPERATIONS								
60725	Uniforms	4,000	4,000	-	0%	5,000	*5,000*	-	0%
60730	Job Materials	8,000	8,000	-	0%	20,000	*20,000*	-	0%
60735	Phone/Radio	5,000	7,000	2,000	40%	12,000	*12,000*	-	0%
60740	Office Supplies	3,000	3,000	-		5,000	*5,000*	-	0%
60745	Fuel & Oil	18,600	18,600	-	0%	50,000	*50,000*	-	0%
60750	Equipment	5,000	5,000	-		10,000	*10,000*	-	0%
60755	Tools/Machinery	5,000	50,000	45,000	900%	50,000	*10,000*	40,000	80%
60760	Supplies	30,000	40,000	10,000	33%	40,000	*10,000*	30,000	75%
60765	Employment Advertising	-	-	-		2,000	*2,000*	-	0%
60770	Miscellaneous Maintenance	10,000	30,000	20,000	200%	30,000	*24,000*	6,000	20%
60770	Maintenance Yard	3,000	3,000	-		24,000	*24,000*	-	0%
60780	Vehicle R&M	4,000	4,000	-	0%	10,000	*10,000*	-	0%
60781	Vehicle	60,000	50,000	(10,000)		120,000	*36,000*	84,000	70%
60790	Waste Management	3,000	3,000	-	0%	5,000	*5,000*	-	0%
	Centralized Irrigation System	-	-	-		2,000	*2,000*	-	0%
	Subtotal	158,600	225,600	67,000	42%	385,000	*225,000*	160,000	42%
C. 60785	COMMUNITY SERVICES PARKS & AMENITIES ADMIN. FEE	353,210	$336,325	($16,885)	-5%	$403,272	*$325,620*	77,652	19%
	Total Operations and Management	603,467	741,925	138,458	23%	788,272	*550,620*	237,652	30%
	PARKS & FACILITIES; APPORTIONED BY EDU'S								
60791	Bob Gardner Park	350,000	350,000	-	0%	350,000	*350,000*	-	0%
60792	James L Patton Park	140,000	140,000	-	0%	140,000	*140,000*	-	0%
60793	Roger Hill Park	50,000	50,000	-	0%	50,000	*50,000*	-	0%
60794	Silver Falls Park	27,500	27,500	-	0%	27,500	*27,500*	-	0%
60795	Waterside Place Park	194,736	194,736	-	0%	233,683	*233,683*	0	0%
60796	Town Hall North	98,000	98,000	-	0%	117,600	*98,000*	19,600	17%
60797	Passive Parks (117th)	5,000	5,000	-	0%	15,000	*15,000*	-	0%
60798	University LWR Entrance	150,000	150,000	-	0%	150,000	*150,000*	-	0%
	Tunnel Park	-	25,000	25,000		25,000	-	25,000	100%
	CDD Allocation - University Pkwy & Lorraine ROW Maintenance	-	25,000	25,000		30,000	-	30,000	100%
	GIS Implementation & Maintenance	-	350,000	350,000		350,000	-	350,000	100%
60799	Trails (Harmony, Curlew)	1,000	50,000	49,000	4900%	50,000	*117,600*	(67,600)	-135%
	Total Parks	1,016,236	1,465,236	449,000	44%	1,538,783	*1,181,783*	357,000	23%
	TOTAL MAINTENANCE	8,390,557	9,452,077	1,061,520	13%	10,124,279	*8,950,765*	1,173,514	12%
	ADMINISTRATIVE								
70000	Insurance	20,000	85,000	65,000	325%	100,000	*20,000*	80,000	80%
70005	Board Supervisors	12,000	12,000	-	0%	12,000	*12,000*	-	0%
70010	Meeting Advertising	11,060	11,060	-	0%	20,000	*20,000*	-	0%
70030	Engineering & Consulting	90,000	140,000	50,000	56%	140,000	*75,000*	65,000	46%
70040	Bond Agent Fees	23,000	23,000	-	0%	75,000	*75,000*	-	0%
	Arbitrage Report	5,000	5,000	-		5,000	-	5,000	100%
70050	Legal Fees	125,000	125,000	-	0%	125,000	*125,000*	-	0%
70060	Accounting	110,000	110,000	-	0%	125,000	*125,000*	-	0%
70065	Lien Book and Tax Roll	340,000	399,500	59,500	18%	425,000	*425,000*	-	0%
70070	Annual Audit	20,000	30,000	10,000	50%	50,000	*50,000*	-	0%
70080	Trustee	140,000	156,000	16,000	11%	150,000	*150,000*	-	0%
70090	Manager	238,000	238,000	-	0%	238,000	*238,000*	-	0%
70120	Postage	1,500	1,500	-	0%	3,000	*3,000*	-	0%
70150	Office Supplies	1,500	1,500	-	0%	1,500	*1,500*	-	0%
70160	Other Current Charges	3,810	3,810	-	0%	10,629	*10,629*	-	0%
70170	Dues, Licenses, Subscriptions, Training	17,850	60,000	42,150	236%	60,000	*60,000*	-	0%
70180	Payroll & Payroll Tax Expense	997,509	1,165,044	167,535	17%	1,165,044	*1,497,011*	(331,967)	-28%
70182	Cell Phone	-	1,000	1,000		3,000	-	3,000	100%
70183	Healthcare	-	-	-		-	-	-	0%
70185	Defined Employee Contribution Plan	38,000	38,000	-	0%	46,000	*46,000*	-	0%
	TOTAL ADMINISTRATIVE	2,194,229	2,605,414	411,185	19%	2,754,173	*2,933,140*	(178,967)	-6%
	RESERVES	161,917	106,082	(55,835)		329,897	*270,956*	58,941	18%
	EXPENSES GRAND TOTAL	10,746,703	12,163,573	1,416,870	13%	13,208,349	*12,154,861*	1,053,488	8%

Acct#	EXPENSES	Budget FY2024	PROPOSED Budget FY2025	PROPOSED FY2025 Budget vs. Budget 2024		ESTIMATED BUILDOUT (B)	*Prior Buildout Estimate*	$ Change	% Change
	REVENUES - % FROM PLATTED LOTS					100%	*100%*		0%
	ASSESSMENTS FROM PLATTED LOTS*	9,183,124	11,037,987	1,854,863	20%	13,208,349	*12,154,861*	1,053,488	8%
	ASSESSMENTS FROM UNPLATTED	173,190	$112,901	(60,289)	-35%			-	
	LANDOWNER CONTRIBUTIONS (A)	1,389,390	1,011,684	(377,705)	-27%			-	
	INTEREST INCOME	-	-	-				-	
	OTHER INCOME (PARK RENTAL FEES)	1,000	1,000	-	0%			-	
	TOTAL	10,746,703	12,163,573	1,416,870	13%	13,208,349	*12,154,861*	1,053,488	8%
				TOTAL CHANGE VS. PRIOR YEAR			*1,053,488*		
	OPERATING SURPLUS (DEFICIT)	0	0	0		0	*0*	-	

(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.

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

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

LAKEWOOD RANCH STEWARDSHIP DISTRICT
FOR OCTOBER 1, 2024 TO SEPTEMBER 30, 2025 DISTRICT OPERATION & MAINTENANCE BUDGET
BUDGET SUMMARY SCHEDULE SHOWING COST PER UNIT & ASSESSMENT PER UNIT

SOURCES OF FUNDS	2024 BUDGET	PROPOSED BUDGET 2025	UNITS	AVG. PER UNIT	ESTIMATED BUILDOUT BUDGET	UNITS	AVG. PER UNIT	PRIOR YEAR	CHANGE VS. PRIOR YEAR
ASSESSMENTS - PLATTED PARCELS	$9,183,124	$11,037,987	23,343	$473	$13,208,349	26,347	$501	$432	$69
SE									
NW									
NE									
SRQ									
TAY									
ASSESSMENTS - UNPLATTED LAND	$173,190	$112,901			$0				
SE									
NW									
NE									
SRQ									
TAY									
LANDOWNER CONTRIBUTIONS - SMR	$1,389,390	$1,011,684			$0				
SE									
NW									
NE									
SRQ									
TAY									
PARK RENTAL FEES	$1,000	$1,000							
TOTAL SOURCES	**$10,746,703**	**$12,183,573**	**23,343**	**$473**	**$13,208,349**	**26,347**	**$501**	**$377**	**$124**
SE									
NW									
NE									
SRQ									
TAY									

USES OF FUNDS	2024 BUDGET	PROPOSED BUDGET 2025	Variance	ESTIMATED BUILDOUT BUDGET	UNITS	AVG. PER UNIT	PRIOR YEAR	CHANGE VS. PRIOR YEAR
EAST SECTOR	$1,605,812	$1,620,812	$15,000	1,620,812	3,985	$407	$411	($4)
NORTHWEST SECTOR	$1,842,949	$1,891,949	$49,000	1,971,949	8,704	$227	$224	$3
NORTHEAST SECTOR	$1,665,893	$1,690,055	$24,162	1,700,055	9,804	$173	$176	($2)
SARASOTA SECTOR	$1,656,200	$1,612,600	-$43,600	1,743,908	3,854	$453	$398	$55
TAYLOR SECTOR	$0	$429,500	$429,500	760,500	4,500	$169	$0	$169
OPERATIONS & MANAGEMENT	$250,257	$405,600	$155,343	385,000	26,347	$15	$12	$3
COMM SERV MGMT FEE	$353,210	$336,325	-$16,885	403,272	26,347	$15	$13	$3
PARKS	$1,016,236	$1,465,236	$449,000	1,538,783	26,347	$58	$43	$15
GENERAL RESERVES	$161,917	$106,082	-$55,835	329,897	26,347	$13	$10	$3
ADMINISTRATIVE	$2,194,229	$2,605,414	$411,185	2,754,173	26,347	$105	$106	($1)
TOTAL USES	**$10,746,703**	**$12,183,573**	**$1,416,870**	**$ 13,208,349**	**26,347**	**$501**	**$377**	**$124**

Variance Notes:

Homesite construction has not begun in the Taylor Sector and thre are zero units platted as of 6/1/24 therefore that sector will not be allocated any general expenses within the 2024/25 budget The 26,583 units used for allocation of general expenses does not include the 4,077 Taylor units There are no platted units to be charged and the builders will not be charged a per acre assessment The Landowner (SMR) will fund the budgeted $429,500 of expense plus a 10% admin fee Once units are platted the Taylor Sector will be added with full per unit and per acre allocations

	2024 BUDGET	PROPOSED BUDGET 2025
NET ADDITION TO FUND BALANCE	$0	$0
USES CHANGE VS PRIOR YEAR		$1,416,870
PERCENTAGE CHANGE		13%

NET ASSESSMENT PER UNIT BY SECTOR:

	AVG. PER UNIT	PRIOR	Variance		AVG. PER UNIT 7% GROSS UP	PRIOR YEAR 7% GROSS UP
EAST SECTOR TOTAL	$612	$595	$17	3%	$655	$636
NORTHWEST SECTOR TOTAL	$432	$407	$25	6%	$462	$436
NORTHEAST SECTOR TOTAL	$379	$359	$20	5%	$406	$384
SARASOTA SECTOR TOTAL	$658	$581	$77	12%	$704	$622
TAYLOR SECTOR TOTAL	$169	$0	$169	#DIV/0!	$181	$0

**Taylor Does not include general expense allocations, will need to be added in future years.*

Current year per unit assessments are the projected amount of the per unit annual assessments at buildout. The per unit annual assessment at buildout is based on estimated EDU's at buildout and acres within the District. Please see detail schedules on both and please note the following:

BUILDOUT AMOUNTS ARE ESTIMATES BASED ON INFORMATION AT THE TIME OF THIS SCHEDULE USING NEW BUDGET YEAR $

ACTUAL BUILDOUT AMOUNTS MAY BE SIGNIFICANTLY DIFFERENT FROM THE AMOUNTS SHOWN ABOVE DUE TO CHANGES IN LAND PLANS, EDU's, INFLATION

LAKEWOOD RANCH STEWARDSHIP DISTRICT

ESTIMATED EDU's BY COMMUNITY AND ALLOCATION OF OPERATIONS & MAINTENANCE BUDGET - BASED ON PROJECTIONS AS OF MAY 2024

FOR OCTOBER 1, 2024 TO SEPTEMBER 30, 2025 DISTRICT OPERATIONS & MAINTENANCE BUDGET

ESTIMATED EDU'S	PROJECTED BUILDOUT EDU'S AS OF MAY 2024				% OF TOTAL	PLATTED AS OF MAY 2024 BUDGET YEAR EDU'S				% OF TOTAL	W/IN SECTOR %'S	Revenue based on # of EDU ASSESSMENTS			
	RES UNITS	RES EDU	COMM EDU	TOTAL		RES UNITS	RES EDU	COMM	TOTAL			PER EDU	REVENUE TOTAL	PRIOR YEAR	VAR
EAST SECTOR															
LAKE CLUB - SF - Phase 1 & 2	327	327		327	1.06%	327	327		327	1.40%	9%		200,158	*195,064*	
LAKE CLUB - SF - Phase 3 (Stock)	68	68		68	0.22%	68	68		68	0.29%	2%		41,623	*40,440*	
LAKE CLUB - SF - Phase 4 - Stock Development - Genoa	308	308		308	1.00%	308	308		308	1.32%	8%		188,528	*185,548*	
CC EAST - SF	1,261	1,261		1,261	4.09%	1,261	1,261		1,261	5.40%	33%		771,864	*750,519*	
CC EAST - MF - "Clubside"	92	46		46	0.15%	92	46		46	0.20%	1%		28,157	*27,356*	
CCE EAST GOLF COURSE			18	18	0.06%			18	18	0.08%	0%		11,018	*10,705*	
DEL WEBB - Pulte Homes	1,286	1,286		1,286	4.17%	1,286	1,286		1,286	5.51%	33%		787,166	*764,792*	
The Isles, Toll Brothers	450	450		450	1.46%	450	450		450	1.93%	12%		275,447	*209,931*	
Monarch Acres	8	8		8	0.03%	8	8		8	0.03%	0%		4,897	*4,758*	
Trinity Enterprise Holdings, Inc - ID 588602309 - 69.65 acres			40	40	0.13%				0	0.00%	0%		0	*0*	
Schroeder Manatee Ranch - ID 588605159 - Corp HQ Building			12.96	12.96	0.04%			12.96	12.96	0.06%	0%		7,933	*7,707*	
<u>NE Corner of Lorraine & Upkwy:</u>															
Real Sub LLC (Publix) - ID 588601559 - 60,320 sq ft			24 1	24 1	0.08%			24 13	24	0 10%	1%		14,769	*14,349*	
Real Sub LLC (Libby's, UPS, Dunkin) - ID 588601459 - 16,950 sq ft			6 8	6 8	0.02%			6.78	7	0.03%	0%		4,150	*4,032*	
PRD Real Estate LLC (Dental) - ID 588600979 - 3,924 sq ft			1 57	1 57	0.01%			1 57	2	0.01%	0%		961	*933*	
Real Sub, LLC (Bank)- ID 588601509 - 4,000 sq ft			1.6	1.6	0.01%			1.60	2	0.01%	0%		979	*952*	
REMAINING EAST LAND - (East of Bourn.)	105	105		105	0.34%				0	0.00%	0%		0	*0*	
Waterbury Park - SW corner of Masters & Bournside	21	21		21	0.07%	21	21		21	0.09%	1%		12,854	*0*	
SUBTOTAL	3,926	3,880	105	3,985	12.92%	3,821	3,775	65	3,840	16.45%	100%	$612	$2,350,504	*$2,217,087*	$133,417
NW SECTOR										0.00%					6%
CENTRAL PARK	826	826		826	2.68%	826	826		826	3.54%	11%		356,771	*336,288*	
EQUITABLE NATIONAL PROPERTY COMPANY LLC ID #579600989 - 16 16acres			40	40	0.13%				0	0.00%	0%		0	*0*	
EQUITABLE NATIONAL PROPERTY COMPANY LLC, CENTRAL PARK Commercial - ID #579625759 - 3.25 acres			10	10	0.03%				0	0.00%	0%		0	*0*	
<u>Lakewood Center South / NW Sector:</u>															
ESPLANADE - SF	954	954		954	3.09%	954	954		954	4.09%	13%		412,058	*388,400*	
ESPLANADE- MF (Townhomes)	296	148		148	0.48%	296	148		148	0.63%	2%		63,925	*60,255*	
BRIDGEWATER - Lennar Homes	275	275		275	0.89%	275	275		275	1 18%	4%		118,780	*111,960*	
HARMONY - SF	142	142		142	0.46%	142	142		142	0.61%	2%		61,334	*57,812*	
HARMONY - MF (Townhomes)	535	268		268	0.87%	535	268		268	1 15%	4%		115,540	*108,907*	
LOST CREEK APARTMENTS	272	136		136	0.44%	272	136		136	0.58%	2%		58,742	*55,369*	
CREEKSIDE APARTMENTS	256	128		128	0.41%	256	128		128	0.55%	2%		55,287	*52,112*	
LUXE APARTMENTS - Davis Devlopment-Parcel J	237	119		119	0.38%	237	119		119	0.51%	2%		51,183	*48,245*	
PALISADES (DR Horton)	150	150		150	0.49%	150	150		150	0.64%	2%		64,789	*61,069*	
WHITE EAGLE PLAZA, Micaso, LLC (Parcel K) - 1.23 acres			4	4	0.01%		0	3.96	4	0.02%	0%		1,710	*1,629*	
ANTIGUA, BB Living Site, - 50.67 acres, ID #583250309	192	96		96	0.31%	192	96		96	0 41%	1%		41,465	*39,084*	
WOODY's, WWS 21 003 SILVER PALMS LLC, (Parcel M) - ID#579900909			2	2	0.01%		0	2 27	2	0.01%	0%		980	*924*	
Parcel "F" - Rangeland and LWRB			2	2	0.01%		0		0	0.00%	0%		0	*0*	
RENATA APARTMENTS, Ryan Companies - ID #583202909 Parcels L to O	502	251		251	0.81%	502	251		251	1 08%	3%		108 414	*102 189*	
AURORA	247	247		247	0.80%	247	247		247	1 06%	3%		106,686	*0*	
Parcel "H" - Rangeland & Lorraine					0.00%		0		0	0.00%	0%		0	*0*	
<u>CORE (within LWCS):</u>															
The Green - Lot 1 - ID #583207059 - JMM Lakewood Ranch LLC - 44,330 sq ft			2 95	2.95	0 01%			2.95	2.95	0.01%	0%		1.272	*1 199*	
The Green - Lot 2 - ID #583207109 - Apple East Holdings LLC - 2762 sq ft			1 10	1 10				1 10	1 10	0.00%	0%		477	*450*	
The Green - Lot 3 - ID #583207159 - Lakewood Ranch Owner LP - 7,125 sq ft			2.85	2.85				2.85	2.85	0.01%	0%		1,231	*1 160*	
The Green - Lot 4 - ID #583207209 - Santa Cruz Riverfront, LLC			2 00	2.00				2.00	2.00	0.01%	0%		864	*814*	
The Green - Lot 5 - ID #583207259 - RUBY PROPERTY LLC - 4,114 sq ft			1.65	1 65				1 65	1.65	0.01%	0%		711	*670*	
CVS The Green Lot 6 - ID #583207329 - LN Properties CV, LLC - 13,727 sq ft			5.49	5.49				5.49	5.49	0.02%	0%		2,372	*2 235*	
The Green - Lot 7 - ID #583207359 - DOHENY DRIVE PROPERTIES LLC			2.81	2 81				2.81	2.81	0.01%	0%		1,213	*1 143*	
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	0.08%	0%		7 659	*7 219*	
The Green - Lot 11 - ID #583207559 - Lakewood Ranch Owner LP - 25,170 sq ft			10.07	10.07				10.07	10.07	0 04%	0%		4,349	*4,099*	
The Green - Lot 12 - ID #583207609 - Lakewood Ranch Owner LP - 33,971 sq ft			13.59	13.59				13.59	13.59	0.06%	0%		5,869	*5,532*	
THE RESIDENCES, 11645 MONUMENT LLC Tavistock - ID #583207459	300	150		150	0.49%	300	150		150.00	0 64%	2%		64,789	*61 069*	
MERCEDES SCIENTIFIC, Bridgehouse Holdings - ID# 583202609 - 55,010 sq ft			22.00	22.00	0.07%			22 00	22.00	0.09%	0%		9 504	*8,958*	
LWR MOB (Optimal Outcomes) - ID #583204509 - 47,803 sq ft			19 12	19 12	0.06%			19.12	19.12	0.08%	0%		8,259	*7 785*	
MC SHERIFF OFFICE - ID#583207409 - SMR North 70 LLC - 3,182 sq ft			1 27	1 27	0.00%			1 27	1.27	0 01%	0%		550	*518*	
LWR PREPARATORY ACADEMY, Red Appple at LWR, LLC; ID# 583204809			47 06	47 06	0 15%			47 06	47 06	0.20%	1%		20,325	*19 158*	
ORLANDO HEALTH, INC #583204859			260.00	260 00	0.84%					0 00%	0%		0	*0*	
CNL BRADENTON CROSSLAND LLC, #583208509			14 63	14 63	0.05%										
CNL BRADENTON SILVER FALLS EAST LLC #583208609			12 00	12 00											
CORE RE II LLC #583204959			20 00	20.00											
CCM CORE SILVER FALLS LLC #583208559			48.00	48 00											
EMERSON LAKES LLC #583208709, Phase 1	702	351		351.00											
EMERSON LAKES LLC #583208759 & #583208659, Phase 2	360	180		180.00											
BRIDGEHOUSE HOLDINGS LLC #583204909			12.00	12.00											
<u>Lakewood Center North 1 - "Commercial Units":</u>															
The Summit, CPF LIVING COMMUNITIES III LAKEWOOD RANCH LLC - ID #	171	86		85 50	0.28%	171	86		86	0.37%	1%		37,146	*17,752*	
QATT LLC, Parcel G - ID #583206809			10.00	10.00	0.03%		0	0.00	0.00	0.00%	0%		0	*0*	
RANGELAND OFFICE PARK LLC, Parcel G - ID #583206759			10.00	10.00	0.03%		0	0.00	0.00	0.00%	0%		0	*0*	
PRIMROSE, EF LWR NORTH LLC- ID #583206709 - 12,236 sq ft			4.89	4.89	0.02%		0	4 89	4.89	0.02%	0%		2,114	*1,993*	
INTERCOASTAL MEDICAL, Rangeland MOB 11 - Units 6&7 -ID #583206179			9 58	9.58	0.03%		0	9 58	9.58	0.04%	0%		4,139	*3,902*	
J & B INTERNATIONAL PROPERTIES LLC - Unit 8 - ID #583206259			20.00	20.00	0.06%		0	0 00	0.00	0.00%	0%		0	*0*	
SCATA Realestate - Unit 9 - ID #583206309			8 95	8.95	0.03%		0	8 95	8.95	0.04%	0%		3,867	*3,645*	
INTERCOASTAL MEDICAL, Rangeland MOB -Unit 10 -ID #583206359			8 95	8.95	0.03%		0	8 95	8.95	0.04%	0%		3,867	*3,645*	

LAKEWOOD RANCH STEWARDSHIP DISTRICT

ESTIMATED EDU's BY COMMUNITY AND ALLOCATION OF OPERATIONS & MAINTENANCE BUDGET - BASED ON PROJECTIONS AS OF MAY 2024

FOR OCTOBER 1, 2024 TO SEPTEMBER 30, 2025 DISTRICT OPERATIONS & MAINTENANCE BUDGET

ESTIMATED EDU'S	PROJECTED BUILDOUT EDU'S AS OF MAY 2024				% OF TOTAL	PLATTED AS OF MAY 2024 BUDGET YEAR EDU'S				% OF TOTAL	W/IN SECTOR %'S	Revenue based on # of EDU: PER EDU	ASSESSMENTS: REVENUE TOTAL	PRIOR YEAR	VAR
	RES UNITS	RES EDU	COMM EDU	TOTAL		RES UNITS	RES EDU	COMM	TOTAL						
Lakewood Center North:															
ARBOR GRANDE - Standard Pacific - SF	183	183		183	0.59%	183	183		183	0.78%	2%		79,043	*74,504*	
ARBOR GRANDE - Standard Pacific - MF	122	61		61	0.20%	122	61		61	0.26%	1%		26,348	*24,835*	
MALLORY PARK - Divosta Homes - SF	379	379		379	1.23%	379	379		379	1.62%	5%		163,700	*154,301*	
MALLORY PARK - Divosta Homes - MF	38	19		19	0.06%	38	19		19	0.08%	0%		8,207	*7,735*	
Northland Echo Lake LLD (ECHO LAKE APARTMENTS) ID 579902459	360	180		180	0.58%	360	180		180	0.77%	2%		77,747	*73,283*	
INDIGO - Neal Homes	556	556		556	1.80%	556	556		556	2.38%	7%		240,151	*226,363*	
SAVANNAH - Meritage Homes	475	475		475	1.54%	475	475		475	2.03%	6%		205,165	*193,386*	
Woodleaf Hammock - Homes by Towne - SF	91	91		91	0.30%	91	91		91	0.39%	1%		39,305	*37,049*	
Woodleaf Hammock - Homes by Towne - MF	162	81		81	0.26%	162	81		81	0.35%	1%		34,986	*32,977*	
Estia Apartments - ID 567811159	230	115		115	0.37%	230	115		115	0.49%	2%		49,672	*46,820*	
SUMMERHOUSE APARTMENTS PR II/LIV - ID #580075059	257	129		129	0.42%	257	129		129	0.55%	2%		55,503	*52,316*	
ABC Properties LTD - ID 580075109			4	4	0.01%		0	4.39	4	0.02%	0%		1,897	*1,788*	
Circle K Stores Inc - ID 580075159			2	2	0.01%		0	2.16	2	0.01%	0%		932	*878*	
CBH Properties Bradenton LLC - ID 580075359			2	2	0.01%			2.12	2	0.01%	0%		914	*861*	
HH Pizza Factory - ID 580075309			4	4	0.01%				0	0.00%	0%		0	*0*	
DMP RENTALS PARTNERSHIP - ID 580075209			3	3	0.01%				0	0.00%	0%		0	*0*	
LG NNN LLC - ID 580075259			1	1	0.00%				0	0.00%	0%		0	*0*	
PUBLIX REAL SUB LLC - ID #580091309			23	23	0.07%			23.10	23	0.10%	0%		9,978	*9,405*	
S&L Properties Lakewood Ranch LLC - ID #580091059			2	2	0.01%			1.83	2	0.01%	0%		791	*0*	
CFT NV DEVELOPMENTS LLC - ID #580091109			2	2	0.01%			0.00	0	0.00%	0%		0	*0*	
REAL SUB LLC - ID #580091159			1	1	0.00%			0.76	1	0.00%	0%		328	*0*	
NAP LR6, LLC - ID #580091409			2	2	0.01%			0.00	0	0.00%	0%		0	*0*	
REAL SUB LLC - ID #580091209			3	3	0.01%			2.62	3	0.01%	0%		1,133	*0*	
NAP LR6, LLC - ID #580091459			2	2	0.01%			0.00	0	0.00%	0%		0	*0*	
NAP LR6, LLC - ID #580091359			2	2	0.01%			0.00	0	0.00%	0%		0	*0*	
LEGACY LIFE INVESTMENTS LL - ID #580091259			2	2	0.01%			1.81	2	0.01%	0%		782	*0*	
CNL BRADENTON WHITE EAGLE WEST LLC - ID #579910659			2	2	0.01%			0.00	0	0.00%	0%		0	*0*	
CNL BRADENTON POPE LLC - ID #579913559			1	1	0.00%			0.00		0.00%	0%		0	*1*	
MAVIS SOUTHEAST LLC - ID #579913609			3	3	0.01%			0.00		0.00%	0%		0	*2*	
CNL BRADENTON POPE LLC - ID #579913659			1	1	0.00%			0.00		0.00%	0%		0	*3*	
CNL BRADENTON POPE LLC - ID #579913759					0.00%			0.00		0.00%	0%		0	*4*	
CNL BRADENTON POPE LLC - ID #579913809			10	10	0.03%			0.00		0.00%	0%		0	*5*	
CNL BRADENTON POPE LLC - ID #579913709			1	1	0.00%			0.00		0.00%	0%		0	*6*	
CNL BRADENTON POPE LLC - ID #579910619			10	10	0.03%			0.00		0.00%	0%		0	*7*	
The Oasis at Manatee River LLC (Picerne) - ID 579900609	292	146		146	0.47%	292	146		146	0.63%	2%		63,061	*59,441*	
"Artesia" - TI Investors of LWR South LLC - HBT Parcel U - ID 579989679	215	108		108	0.35%	215	108		108	0.46%	1%		46,432	*43,766*	
"Vida" - TI Investors of LWR North LLC - HBT Parcel U - ID 579989659	304	152		152	0.49%	304	152		152	0.65%	2%		65,653	*61,883*	
Avalon Woods, NW Corner of 44th & Lorraine - NVR/Ryan Homes - SF Attach	122	122		122	0.40%	122	122		122	0.52%	2%		52,695	*24,835*	
Avalon Woods, NW Corner of 44th & Lorraine - NVR/Ryan Homes - SF	217	217		217	0.70%	217	217		217	0.93%	3%		93,728	*42,341*	
NW Corner of 44th & White Eagle #580134209 -Parcel Y	84	84		84	0.27%				0	0.00%	0%		0	*0*	
Buisiness Park & Commerce Park.															
Harrod Properties															
MDH F1 BRADENTON 1 LLC - ID #567813009 - 60,810 sq ft			24	24	0.08%			24.32	24	0.10%	0%		10,506	*9,903*	
MDH F1 BRADENTON 1 LLC - ID #567810859 - 60,810 sq ft			24	24	0.08%			24.32	24	0.10%	0%		10,506	*9,903*	
MDH F1 BRADENTON 1 LLC - ID #567813159 - 60,810 sq ft			24	24	0.08%			24.32	24	0.10%	0%		10,506	*9,903*	
MDH F1 BRADENTON 1 LLC - ID #567813209 - 60,810 sq ft			24	24	0.08%			24.32	24	0.10%	0%		10,506	*9,903*	
MDH F1 BRADENTON 1 LLC - ID #567813059 - 100,270 sq ft			40	40	0.13%			40.11	40	0.17%	1%		17,324	*16,329*	
MDH F1 BRADENTON 1 LLC - ID #567810909 - 100,270 sq ft			40	40	0.13%			40.11	40	0.17%	1%		17,324	*16,329*	
GATEWOOD CORPORATE CENTER COMMERCIAL CONDOMINIUM O, Building 7 - ID #567814009			24	24	0.08%			24.32	24	0.10%	0%		10,506	*9,903*	
WSI LAND HOLDINGS LLC, ID #567810959			4	4	0.01%			0.00	0	0.00%	0%		0	*0*	
Business Park															
Midgard Self Storage - ID #579102909 - 6 buildings = total 89,450 sq ft			35.78	35.78	0.12%			35.78	35.78	0.15%	0%		15,454	*14,567*	
Ungabungawunga - ID #579102409			3.60	3.60	0.01%			3.60	3.60	0.02%	0%		1,555	*1,466*	
BRADENTON AUTO HOLDINGS LLC - ID#579102609			3.64	3.64	0.01%			3.64	3.64	0.02%	0%		1,572	*1,482*	
SOLUTIONS BUSINESS PLAZA CONDOMINIUM OWNERS- ID #579104509			4.00	4.00	0.01%			4.00	4.00	0.02%	0%		1,728	*1,629*	
[illegible]			2.07	2.07	0.01%			2.07	2.07	0.01%	0%		893	*841*	
IPOOP Palace - ID 579101209			4.00	4.00	0.01%			4.00	4.00	0.02%	0%		1,728	*1,629*	
KW Realty - ID#579101259 - 2 buildings = 22,067 sq ft			8.83	8.83	0.03%			8.83	8.83	0.04%	0%		3,813	*3,594*	
SCI Funeral Services of FL - ID 579102659			2.68	2.68	0.01%			2.68	2.68	0.01%	0%		1,157	*1,091*	
BRADENTON MEDICAL LLC - ID 579103559			3.81	3.81	0.01%			3.81	3.81	0.02%	0%		1,648	*1,553*	
BRADENTON MEDICAL LLC - ID 579103609			4.11	4.11	0.01%			4.11	4.11	0.02%	0%		1,774	*1,672*	
LWRG Developments LLC - ID 579102959			7.27	7.27	0.02%			7.27	7.27	0.03%	0%		3,141	*2,960*	
HONORABLE ROSE LLC - ID 579101159			4.11	4.11	0.01%			4.11	4.11	0.02%	0%		1,777	*1,675*	
Gray Betta - ID 579101409			7.13	7.13	0.02%			7.13	7.13	0.03%	0%		3,080	*2,903*	
102159			2.52	2.52	0.01%			2.52	2.52	0.01%	0%		1,086	*1,024*	
KGJ Sarasota LLC - ID 579102459			4.94	4.94	0.02%			4.94	4.94	0.02%	0%		2,133	*2,010*	
Bearing Point Construction - ID 579102209			.82	.82	0.00%			0.82	0.82	0.00%	0%		355	*401*	
Inss Group Property Holdings - ID 579102309			17.98	17.98	0.06%			17.98	17.98	0.08%	0%		7,765	*7,319*	
CROWN BUILDING GROUP LLC- ID 579102059			4.00	4.00	0.01%			0.00	0.00	0.00%	0%		0	*0*	
American Land Resources - ID 579101459			4.00	4.00	0.01%			0.00	0.00	0.00%	0%		0	*1,629*	
4816 Lena LLC - ID 579102109			5.28	5.28	0.02%			5.28	5.28	0.02%	0%		2,281	*0*	
Inner Compass at LWR LLC - ID 579102359			2.99	2.99	0.01%			0.00	0.00	0.00%	0%		0	*0*	
4215 Solutions Lane LLC - ID 579103059			4.00	4.00	0.01%			0.00	0.00	0.00%	0%		0	*0*	
CNL BRADENTON 44TH BLK B LLC - ID 579101309			4.00	4.00	0.01%			16.00	16.00	0.07%	0%		6,911	*0*	
WRDL VENTURES LLC - ID 579103109			4.00	4.00	0.01%			4.00	4.00	0.02%	0%		1,728	*1,629*	
LWR Commerce Park - ID 579102289			4.00	4.00	0.01%			0.00	0.00	0.00%	0%		0	*0*	
CNL BRADENTON TECHNOLOGY LLC - ID 579102269			4.00	4.00	0.01%			0.00	0.00	0.00%	0%		0	*0*	
MARTINEZ COMMERCIAL HOLDINGS LLC - ID #579104709			81	81	0.00%			0.81	0.81	0.00%	0%		348	*0*	
CNL BRADENTON 44TH BLK D LLC - ID 579102759			4.00	4.00	0.01%			0.00	0.00	0.00%	0%		0	*0*	
CNL BRADENTON 44TH BLK D LLC - ID 579102809			4.00	4.00	0.01%			0.00	0.00	0.00%	0%		0	*0*	
CNL BRADENTON 44TH BLK D LLC - ID 579102859			4.00	4.00	0.01%			0.00	0.00	0.00%	0%		0	*0*	
SUBTOTAL	10,504	7,603	1,102	8,704	28.22%	9,358	6,988	572	7,560	32.39%	100%	$432	$3,265,493	*$2,879,235*	$386,258

LAKEWOOD RANCH STEWARDSHIP DISTRICT

ESTIMATED EDU's BY COMMUNITY AND ALLOCATION OF OPERATIONS & MAINTENANCE BUDGET - BASED ON PROJECTIONS AS OF MAY 2024

FOR OCTOBER 1, 2024 TO SEPTEMBER 30, 2025 DISTRICT OPERATIONS & MAINTENANCE BUDGET

ESTIMATED EDU'S	PROJECTED BUILDOUT EDU'S AS OF MAY 2024				% OF	PLATTED AS OF MAY 2024 BUDGET YEAR EDU'S				% OF	W/IN	Revenue based on # of EDU ASSESSMENTS			
	RES UNITS	RES EDU	COMM EDU	TOTAL	TOTAL	RES UNITS	RES EDU	COMM	TOTAL	TOTAL	SECTOR %'S	PER EDU	REVENUE TOTAL	PRIOR YEAR	VAR
NE SECTOR															12%
LAKEWOOD NATIONAL - Lennar Homes	1,576	1,576		1,576	5.11%	1,576	1,576		1,576	6.75%	18%		596,967	526,902	
POLO RUN - Lennar Homes	423	423		423	1.37%	423	423		423	1.81%	5%		160,227	151,929	
Azano - Taylor Morrison - SF	1,927	1,927		1,927	6.25%	1,856	1,856		1,856	7.95%	21%		703,027	507,866	
CRESSWIND - Kolter	649	649		649	2.10%	649	649		649	2.78%	7%		245,832	233,101	
SOLERA - DR Horton	672	672		672	2.18%	672	672		672	2.88%	8%		254,544	242,080	
Lorraine Lakes - Lennar Homes - SF	1,362	1,362		1,362	4.42%	1,362	1,362		1,362	5.83%	16%		515,907	472,667	
Palm Grove - Neal Communities - SF	*Units will be added as platted - see note below				0.00%	0	0		0	0.00%	0%		0	0	
Sapphire Point - Pulte Homes	451	451		451	1.46%	451	451		451	1.93%	5%		170,833	161,986	
Sweetwater - MI Homes	512	512		512	1.66%	301	301		301	1.29%	3%		114,015	108,110	
Star Farms - Forestar - SF	1,500	1,500		1,500	4.86%	1,209	1,209		1,209	5.18%	14%		457,953	195,388	
NAP MCEAST LLC, #576211007 & #576000909			32	32	0.10%										
FUTURE Community, Parcel J East- SF	159	159		159	0.52%	0	0		0	0.00%	0%		0	0	
FUTURE Apartments, Parcel J West	600	300		300	0.97%	0	0		0	0.00%	0%		0	0	
Lorraine & SR70 - NE Corner:															
Publix + 3 outparcels - ID# 582200609			28	28	0.09%			27.89	28	0.12%	0%		10,565	10,018	
Oasis Apartments - ID#58202859	254	127		127	0.41%	254	127		127	0.54%	1%		48,106	45,615	
Big Jim Self Storage - ID #582202059			55.91	55.91	0.18%			55.91	55.91	0.24%	1%		21,176	20,079	
Bayside Pet Resort - ID #582202109 - 15,456 sq ft			6.18	6.18	0.02%			6.18	6.18	0.03%	0%		2,342	2,221	
JK Investment - ID #582202169			2.59	2.59	0.01%			2.59	2.59	0.01%	0%		980	930	
MAVIS TIRE, P & D INVESTMENTS IV LLC - ID 582203109			4.02	4.02	0.01%			4.02	4.02	0.02%	0%		1,522	1,443	
D7 Bradenton LLC - ID #582203159			4.00	4.00	0.01%				.00	0.00%	0%		0	0	
TACO BELL, NHRCT, LLC - ID #582203209 - 3224 sq ft			1.29	1.29	0.00%			1.29	1.29	0.01%	0%		488	463	
Lakewood Ranch Comm Park - Lorraine NE Corners - Lot 5 - ID #582202259			12.00	12.00	0.04%				.00	0.00%	0%		0	0	
SUBTOTAL	10,085	9,658	146	9,804	31.78%	8,753	8,626	98	8,724	37.37%	3%	$379	$3,304,484	$2,680,798	$623,686
SARASOTA															19%
FUTURE SINGLE FAMILY					0.00%				0	0.00%	0%		0	0	
FUTURE MULTI FAMILY					0.00%				0	0.00%	0%		0	0	
SHOREVIEW - Pulte - All SF	300	300		300	0.97%	300	300		300	1.29%	9%		197,376	142,988	
LAKEHOUSE COVE - Homes by Towne - SF	626	626		626	2.03%	626	626		626	2.68%	19%		411,857	363,864	
B9 Adley Owner (Davis Apts) - ID #0191010003	299	150		150	0.48%	299	150		150	0.64%	5%		98,359	86,897	
Waterside Place, LLC - ID#0195010002			48	48	0.16%	0		48.48	48	0.21%	2%		31,895	24,413	
Botanic Apt West, 1450 Pine Warbler Owner, LLC - ID #0193010004	208	104		104	0.34%	208	104		104	0.45%	3%		68,424	60,450	
Botanic Apt East, 1450 PINE WARBLER OWNER LLC - ID #0193010005	112	56		56	0.18%	112	56		56	0.24%	2%		36,843	32,550	
DD Waterside TH, LLC (Davis Town Homes) - ID #195010003	21	11		11	0.03%	21	11		11	0.04%	0%		6,908	6,103	
OLANA, DD Waterside III, LLC - ID #0193010011	242	121				242	121		121	0.52%	4%		79,608	70,332	
The Row, DD Waterside II, LLC (Davis Apts) - ID #0195010004	301	151		151	0.49%	301	151		151	0.64%	5%		99,017	87,478	
The Alcove - Neal Signature Homes, LLC ID 0193010008	47	47		47	0.15%	47	47		47	0.20%	1%		30,922	27,319	
Nautique - HBT At Waterside LLC - ID #0193010007	222	222		222	0.72%	222	222		222	0.95%	7%		146,058	129,038	
The Tides - TI Investors of LWR - ID 0193010010	366	183		183	0.59%	366	183		183	0.78%	6%		120,399	0	
Emerald Landing - CND Lakewood Ranch LLC - ID #0193010009	193	193		193	0.63%	193	193		193	0.83%	6%		126,978	0	
Emerald Landing Phase 2 - CND Lakewood 2 - ID #0193010012	42	42		42	0.14%				0	0.00%	0%		0	0	
Kingfisher Estates - Pulte Home Company - ID 0195010009	13	13		13	0.04%	13	13		13	0.06%	0%		8,553	7,556	
Avanti, PULTE HOME COMPANY LLC, ID #0192091000	166	166		166	0.54%	166	166		166	0.71%	5%		109,214	96,488	
Wild Blue, SDWB WATERSIDE LLC, ID #0183010007	505	505		505	1.64%	231	231		231	0.99%	7%		151,979	54,638	
Bungalow Walk, TDC LR SFR LLC, ID #0183010004	225	225		225	0.73%	225	225		225	0.96%	7%		148,032	0	
Shellstone, Homes by Towne	684	684		684	2.22%	267	267		267	1.14%	8%		175,664	0	
South Corners of Lorraine & University Pkwy "Neighborhood 8"															
LYMAN HOLDINGS LLC - ID 0183040030			2	2	0.01%			1.71	2	0.01%	0%		1,127	996	
CARRETTA III LLC (CVS) - ID 0183040010			6	6	0.02%			5.93	6	0.03%	0%		3,901	3,825	
BOOS Sarasota U&L LLC - ID 0183040020			3	3	0.01%			3.03	3	0.01%	0%		1,992	1,760	
JPMorgan Chase Bank - ID 0183040100			1	1	0.00%			1.35	1	0.01%	0%		887	784	
BW University Lorraine (Aldi) - ID 0183040110			9	9	0.03%			9.39	9	0.04%	0%		6,177	5,457	
ROSIE STUDIO LLC (Starbucks) - ID 0183040120			1	1	0.00%			1.00	1	0.00%	0%		659	583	
BW UNIVERSITY LORRAINE LLC - ID 0183040130			6	6	0.02%			5.60	6	0.02%	0%		3,688	3,258	
NE Corner Lucent & Cannon, Lot 1			6	6	0.02%				0	0.00%	0%		0	0	
NE Corner Lucent & Cannon, Lot 2			6	6	0.02%				0	0.00%	0%		0	0	
NE Corner Lucent & Cannon, Lot 3			2	2	0.01%				0	0.00%	0%		0	0	
NE Corner Lucent & Cannon, Lot 4			5	5	0.02%				0	0.00%	0%		0	0	
Sarasota Property Owner LLC (Grand Living AL) - ID# 0183030001	155	78		78	0.25%	155	78		78	0.33%	2%		50,989	49,988	
SW Corner Lucent & Cannon			4	4	0.01%				0	0.00%	0%		0	0	
SUBTOTAL	4,727	3,875	100	3,854	12.49%	3,994	3,142	76	3,218	13.79%	100%	$658	$2,117,507	$1,256,765	$860,742
TAYLOR SECTOR															41%
SADDLESTONE - Forestar	1,300	1,300		1,300	4.21%				0	0.00%	0%		0	0	
CATALINA - Del Webb Pulte	1,300	1,300		1,300	4.21%				0	0.00%	0%		0	0	
CALUSA NATIONAL GOLF - Lennar	1,900	1,900		1,900	6.16%				0	0.00%	0%		0	0	
SUBTOTAL	4,500	4,500		4,500	14.59%	0			0	0.00%	0%	$0	$0	$0	$0
ALL TOTAL	33,742	29,516	1,452	30,847	100%	25,926	22,531	812	23,343	100%			$11,037,987	$9,033,885	$2,004,103
Prior Year	28,734	23,890	2,563	26,452	Prior Year	16,048	14,255	572	14,827						

Operation & Maintenance Annual Assessments Are Charged Per Platted EDU As Follows:

Single Family Home = 1 EDU

Multi Family Home is 1/2 of EDU

Note that annual assessments shown on schedule are for 1 EDU

Commercial EDU'S 2,500 SQ FT. = 1 EDU

The Square Feet Is Either GDP = General Development Plan - total square fee 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 calcuation

*Palm Grove - This neighborhood will be adding 1,011 units to the NE Sector with a minimal increase to the O&M expenses, therefore the addition of these units to the NE Sector will lower the overall per unit O&M allocation within the NE Sector. As this is a significant benefit to the NE Sector and these units were not included in the original NE Sector O&M budgets, they will be added to the above total budgeted units and annual budget as they are platted starting in the 2025/26 budget.

LAKEWOOD RANCH STEWARDSHIP DISTRICT
ESTIMATED ACRES BY PARCEL BASED ON PROJECTIONS AS OF MAY 2024
FOR ALLOCATION OF OPERATION & MAINTENANCE ASSESSMENTS ON LAND NOT PLATTED
FOR OCTOBER 1, 2024 TO SEPTEMBER 30, 2025 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 **Unplated Acreage Contributions** **Land Owners**	# of Acres	# of Total EDU	Unit Per Acre	# of Platted EDU	EDU Not Platted Divided by Unit Per Acre to Equal Acres to Bill On	Per Acre Assessment ** Equal to 50% of the Admin per acre buildout	Assessment Amount
East Sector:							
Trinity Enterprise Holdings, Inc - ID 588602309	69.65	40.00	0.57	-	69.65	$103	$7,152
							$7,152
Northwest Sector:							
EQUITABLE NATIONAL PROPERTY COMPANY LLC - ID #57960098	16.16	40.00	2.48	-	16.16	$103	$1,659
EQUITABLE NATIONAL PROPERTY COMPANY LLC - ID #5796257	3.25	10.00	3.08	-	3.25	$103	$334
Lakewood Center South / NW Sector:							
CORE (within LWCS):							
Orlando Health	31.98	260.00	8.13		31.98	$103	$3,284
CNL BRADENTON CROSSLAND LLC, #583208509	5.92	14.63	2.47		5.92	$103	$608
CNL BRADENTON SILVER FALLS EAST LLC #583208609	13.20	12.00	0.91		13.20	$103	$1,355
CORE RE II LLC #583204959	5.00	20.00	4.00		5.00	$103	$514
CCM CORE SILVER FALLS LLC #583208559	9.03	48.00	5.32		9.03	$103	$927
EMERSON LAKES LLC #583208709, Phase 1	45.92	351.00	7.64		45.92	$103	$4,715
EMERSON LAKES LLC #583208759 & #583208659, Phase 2	39.11	180.00	4.60		39.11	$103	$4,017
BRIDGE HOUSE HOLDINGS LLC #583204909	5.33	12.00	2.25		5.33	$103	$547
Lakewood Center North 1 - "Commercial Units":							
J & B INTERNATIONAL PROPERTIES LLC - Unit 8 - ID #583206259	1.34	20.00	14.93	-	1.34	$103	$138
QATT LLC, Parcel G - ID #583206809	2.17	10.00	4.61	1.00	1.95	$103	$201
RANGELAND OFFICE PARK LLC, Parcel G - ID #583206759	2.00	10.00	4.99	2.00	1.60	$103	$165
Lakewood Center North:							
HH Pizza Factory - ID 580075309	1	4.00	6.37		0.63	$103	$64
DMP RENTALS PARTNERSHIP - ID 580075209	1	2.95	2.58		1.14	$103	$118
LG NNN LLC - ID 580075259	1	0.85	1.06		0.80	$103	$82
MAVIS SOUTHEAST LLC - ID #579913609	1	2.78	2.20		1.26	$103	$129
CFT NV DEVELOPMENTS LLC - ID #580091109	1	2.00	1.60		1.25	$103	$129
NAP LR6, LLC - ID #580091409	2	2.00	0.87		2.31	$103	$237
NAP LR6, LLC - ID #580091459	1	2.00	1.77		1.13	$103	$116
NAP LR6, LLC - ID #580091359	1	2.00	2.35		0.85	$103	$87
CNL BRADENTON WHITE EAGLE WEST LLC - ID #579910659	3	2.00	0.65		3.09	$103	$317
CNL BRADENTON POPE LLC - ID #579913559	1	1.00	1.05		0.95	$103	$98
MAVIS SOUTHEAST LLC - ID #579913609	1	2.78	2.20		1.26	$103	$129
CNL BRADENTON POPE LLC - ID #579913659	1	1.00	1.47		0.68	$103	$70
CNL BRADENTON POPE LLC - ID #579913759	0	-	-			$103	$0
CNL BRADENTON POPE LLC - ID #579913809	8	10.00	1.32		7.55	$103	$775
CNL BRADENTON POPE LLC - ID #579913709	1	1.00	1.10		0.91	$103	$93
CNL BRADENTON POPE LLC - ID #579910619	7	10.00	1.50		6.66	$103	$684
Northwest Sector DRI							
NW Corner of 44th & White Eagle - Amber Creek, Parcel Y - Apartments	22	240.00	10.91		22.00	$103	$2,259
Buisiness Park & Commerce Park:							
Inner Compass at LWR LLC - ID 579102359	1.56	2.99	1.91	-	1.56	$103	$160
4816 Lena LLC - ID 579102109	1.25	5.28	4.23	-	1.25	$103	$128
4215 Solutions Lane LLC - ID 579103059	1.38	4.00	2.89	-	1.38	$103	$142
CROWN BUILDING GROUP LLC- ID 579102059	1.21	4.00	3.29	-	1.21	$103	$125
WSI LAND HOLDINGS LLC, ID #567810959	16.06	4.00	0.25	-	16.06	$103	$1,649
CNL BRADENTON 44TH BLK B LLC - ID 579101309	4.05	4.00	0.99	-	4.05	$103	$416
4816 LENA LLC - ID 579103009	1.44	4.00	2.78	-	1.44	$103	$148
LWR Commerce Park - ID 579102289	1.90	4.00	2.11	-	1.90	$103	$195
CNL BRADENTON TECHNOLOGY LLC - ID 579102269	2.81	4.00	1.43	-	2.81	$103	$288
CNL BRADENTON 44TH BLK D LLC - ID 579102759	1.32	4.00	3.03	-	1.32	$103	$135
CNL BRADENTON 44TH BLK D LLC - ID 579102809	1.29	4.00	3.10	-	1.29	$103	$133
CNL BRADENTON 44TH BLK D LLC - ID 579102859	1.29	4.00	3.10	-	1.29	$103	$133
WRDL VENTURES LLC - ID 579103109	1.6468	4.00	2.43	-	1.65	$103	$169
							$27,672
Northeast Sector:							
Azario - Taylor Morrison	992.00	1,927.00	1.94	1,856.00	36.55	$103	$3,753
Sweetwater - MI Homes	223.25	512.00	2.29	301.00	92.00	$103	$9,448
Star Farms - Forestar	699.47	1,500.00	2.14	1,209.00	135.70	$103	$13,935
Lakewood Ranch Comm Park - Lorraine NE Corners - Lot 5 - ID #582	3.27	12.00	3.67	4.02	2.18	$103	$224
D7 Bradenton - ID #582202219	0.87	4.00	4.62	-	0.87	$103	$89
Palm Grove - Neal Communities - SF							
NAP MCEAST LLC, #576211007 & #576000909	14.83	32.00	2.16	1.29	14.23	$103	$1,461
							$28,910
Sarasota:							
Emerald Landing Phase 2 - CND Lakewood 2 - ID #0193010012	7.29	42.00	5.76	-	7.29	$103	$749
Wild Blue, SDWB WATERSIDE LLC, ID #0183010007	437.38	505.00	1.15	231	237.31	$103	$24,369
Shellstone, Homes by Towne	384.15	684.00	1.78	267	234.20	$103	$24,050
							$49,168
Taylor Sector:							
SADDLESTONE - Fore Star							$0
CATALINA - Del Webb							$0
CALUSA NATIONAL GOLF - Lennar							$0
							$0
Total Non-SMR	**3,102**				**1,099.44**		**$112,901**

Home construction has not begun in the Taylor Sector. There are no platted units to be charged and the builders will not be charged a per acre assessment for 2024/25. The Landowner (SMR) will fund the budgeted $429,500 of direct expenses plus a 10% admin fee for 2024/25

Acct#	EXPENSES	Budget FY2024	PROPOSED Budget FY2025	PROPOSED FY2025 Budget vs. Budget 2024	
	BRADEN RIVER UTILITIES DEPARTMENT				
BRU	**REVENUE**				
	Non Potable Water Sales	5,942,860	5,942,860	-	0%
	Fixed Meter Charges	414,060	414,060	-	0%
	TOTAL BRU REVENUE	**6,356,920**	**6,356,920**	**-**	**0%**
BRU	**EXPENSES**				
	UTILITIES				
400-60400	Florida Power & Light	517,860	500,000	(17,860)	-3%
400-60420	Peace River Electric	517,860	400,000		
	Subtotal Utilities	**1,035,720**	**900,000**	**(17,860)**	**-2%**
	RECLAIMED WATER				
400-60421	City of Sarasota Reclaim Water	507,000	507,000	-	0%
400-60422	City of Bradenton Reclaim Water	468,000	468,000	-	0%
400-60423	Manatee County Reclaim Water	-	-	-	#DIV/0!
	Subtotal Reclaim Water	**975,000**	**975,000**	**-**	**0%**
	A. BRU MANAGEMENT				
400-60723	Operations and Maintenance Management Fee, Maintenance Yard, Office - LWRSD	36,000	36,000	-	0%
400-60724	Operations and Maintenance Management Fee - LWRD Personnel	150,000	150,000	-	0%
	Subtotal	**186,000**	**186,000**	**-**	**0%**
	B. BRU OPERATIONS				
400-60725	Uniforms	3,000	3,000	-	0%
400-60730	Job Materials	20,000	20,000	-	0%
400-60735	Phone/Tablets	4,200	6,000	1,800	
400-60740	Office Supplies	2,000	2,000	-	
400-60745	Fuel & Oil	19,800	20,000	200	1%
400-60750	Equipment Repairs (Pumps)	300,000	400,000	100,000	
400-60755	Tools/Machinery	5,000	5,000	-	0%
400-60760	Supplies	5,000	15,000	10,000	200%
400-60770	Miscellaneous Maintenance & Expense	12,000	200,000	188,000	1567%
400-60780	Vehicle R&M	5,000	70,000	65,000	1300%
	New Customer Meter Connections & Installations	-	322,000	322,000	#DIV/0!
	Customer Meter Replacement & Maintenance	-	100,000	100,000	#DIV/0!
	Well Plugging	-	105,000	105,000	#DIV/0!
	GIS Implementation & Maintenance	-	300,000	300,000	#DIV/0!
	Subtotal Operations	**376,000**	**1,568,000**	**1,192,000**	**317%**
	ADMINISTRATIVE				
400-70000	Insurance	15,480	15,480	-	0%
400-70030	Engineering & Consulting	410,000	410,000	-	0%
400-70050	Legal Fees	60,000	30,000	(30,000)	-50%
400-70060	Accounting & HR Services	100,000	220,000	120,000	120%
400-70070	Annual Audit		10,000	10,000	#DIV/0!
400-70120	Postage			-	#DIV/0!
400-70150	Office Supplies			-	#DIV/0!
400-70160	Other Current Charges			-	#DIV/0!
400-70170	Dues, Licenses, Subscriptions, Training		50,000	50,000	#DIV/0!
400-70180	Payroll & Payroll Tax Expense	612,158	696,395	84,237	14%
400-70182	Cell Phone	-	5,000	5,000	
400-70183	Healthcare	-	-	-	
400-70685	Defined Employee Contribution Plan			-	0%
	Subtotal Administrative	**1,197,638**	**1,436,875**	**239,237**	**20%**
	TOTAL BRU Operating Account Expenses	**3,770,358**	**5,065,875**	**478,474**	**13%**

LAKEWOOD RANCH STEWARDSHIP DISTRICT
BRADEN RIVER UTILITIES DEPARTMENT
FOR OCTOBER 1, 2024 TO SEPTEMBER 30, 2025
RENEWAL AND REPLACEMENT FUND

Target R&R Fund Balance (minimum of $350,000)

10/1/24 Opening Balance	350,000
Capital Expenditures	
Vehicle	65,000
Construction	250,000
Total Capital Expenditures	315,000
Annual Funding Needed	315,000
R&R Fund Ending Balance	**350,000**

Lakewood Ranch Stewardship District
Proposed Debt Service Fund Budget
South Sector, North West Sector, North East Sector and Sarasota Sector
Special Assessment Bonds FY 2025

ASSESSMENT REVENUES

Azario Series 2019A	$	949,627.50
Azario Series 2020A	$	711,359.39
Aurora Series 2024A	$	383,441.25
Belleisle and Central Park Special Assessments Revenue Refunding Series 2021A	$	289,131.00
Central Park Special Assessments Series 2023A	$	518,475.45
Country Club East Special Assessments Series 2023A	$	575,053.90
Country Club East Special Assessments Series 2014A	$	1,092,998.75
Country Club East Special Assessments Series 2020A	$	1,620,993.75
Cresswind Project Special Assessments Series 2019A	$	400,192.50
Del Webb Special Assessments Series 2017A	$	1,270,418.75
Indigo Expansion Series 2019A	$	347,973.75
The Isles Series 2019A	$	639,538.16
The Isles Phase 2 Series 2021A	$	292,225.01
Lakewood Centre & NW Sector Special Assessments Series 2020A-1	$	1,959,531.15
Lakewood Centre & NW Sector Special Assessments Series 2020A-2	$	314,793.75
Lakewood Centre & NW Sector Special Assessments Series 2018A	$	249,180.00
Lakewood Centre North Series 2015A	$	2,783,503.14
Lakewood National & Polo Run Special Assessments Series 2017A	$	4,424,878.15
Lake Club Special Assessments Series 2021	$	831,540.00
Lake Club Phase 4 Special Assessments Series 2019A	$	322,447.50
Lorraine Lakes Series 2020	$	772,350.00
Northeast Sector Phase 1A Special Assessments Series 2018	$	1,651,042.50
Northeast Sector Phase 1B Special Assessments Series 2018	$	3,331,433.75
Northeast Sector Phase 2A Special Assessments Series 2019	$	399,990.00
Northeast Sector Phase 2B Special Assessments Series 2020	$	1,331,676.25
Northeast Sector Phase 2C Special Assessments Series 2020	$	556,562.50
Star Farms Special Assessments Series 2021	$	600,300.00
Star Farms Special Assessments Series 2024	$	987,930.22
Sweetwater Special Assessments Series 2021	$	352,256.89
Taylor Ranch Special Assessments Series 2023	$	6,943,671.25
Utility Revenue Bonds Series 2023	$	2,745,159.39
Villages of Lakewood Ranch South Series 2016A	$	5,042,184.39
	$	44,691,859.99

TOTAL ASSESSMENT REVENUES	$	44,691,859.99

Lakewood Ranch Stewardship District
Proposed Debt Service Fund Budget
South Sector, North West Sector, North East Sector and Sarasota Sector
Special Assessment Bonds FY 2025

EXPENDITURES

Azario Series 2019A - Interest 11/1/2024	$	227,948.75
Azario Series 2019A - Principal 5/1/2025	$	270,000.00
Azario Series 2019A - Interest 5/1/2025	$	227,948.75
Azario Series 2020A - Interest 11/1/2024	$	114,768.13
Azario Series 2020A - Principal 5/1/2025	$	145,000.00
Azario Series 2020A - Interest 5/1/2025	$	225,795.63
Aurora Series 2024A - Interest 11/1/2024	$	108,253.75
Aurora Series 2024A - Principal 5/1/2025	$	60,000.00
Aurora Series 2024A - Interest 5/1/2025	$	108,253.75
Belleisle and Central Park Special Assessments Revenue Refunding Series 2021A - Interest 11/1/2024	$	43,785.00
Belleisle and Central Park Special Assessments Revenue Refunding Series 2021A - Principal 5/1/2025	$	160,000.00
Belleisle and Central Park Special Assessments Revenue Refunding Series 2021A - Interest 5/1/2025	$	43,785.00
Central Park Special Assessments Series 2023A - Interest 11/1/2024	$	107,121.60
Central Park Special Assessments Series 2023A - Principal 5/1/2025	$	201,000.00
Central Park Special Assessments Series 2023A - Interest 5/1/2025	$	107,121.60
Country Club East Special Assessments Series 2023 - Interest 11/1/2024	$	118,789.65
Country Club East Special Assessments Series 2023 - Principal 5/1/2025	$	223,000.00
Country Club East Special Assessments Series 2023 - Interest 5/1/2025	$	118,789.65
Country Club East Special Assessments Series 2014 - Interest 11/1/2024	$	273,496.25
Country Club East Special Assessments Series 2014 - Principal 5/1/2025	$	280,000.00
Country Club East Special Assessments Series 2014 - Interest 5/1/2025	$	273,496.25
Country Club East Special Assessments Series 2020 - Interest 11/1/2024	$	210,456.25
Country Club East Special Assessments Series 2020 - Principal 5/1/2025	$	1,015,000.00
Country Club East Special Assessments Series 2020 - Interest 5/1/2025	$	210,456.25
Cresswind Project Special Assessments Series 2019 - Interest 11/1/2024	$	98,397.50
Cresswind Project Special Assessments Series 2019 - Principal 5/1/2025	$	105,000.00
Cresswind Project Special Assessments Series 2019 - Interest 5/1/2025	$	98,397.50
Del Webb Special Assessments Series 2017A - Interest 11/1/2024	$	322,361.25
Del Webb Special Assessments Series 2017A - Principal 5/1/2025	$	310,000.00
Del Webb Special Assessments Series 2017A - Interest 5/1/2025	$	322,361.25
Indigo Expansion Series 2019 - Interest 11/1/2024	$	81,551.25
Indigo Expansion Series 2019 - Principal 5/1/2025	$	105,000.00
Indigo Expansion Series 2019 - Interest 11/1/2024	$	81,551.25
The Isles Phase 1 Series 2019A - Interest 11/1/2024	$	163,179.38
The Isles Phase 1 Series 2019A - Principal 5/1/2025	$	150,000.00
The Isles Phase 1 Series 2019A - Interest 5/1/2025	$	163,179.39
The Isles Phase 2 Series 2021A - Interest 11/1/2024	$	66,078.13
The Isles Phase 2 Series 2021A - Principal 5/1/2025	$	95,000.00
The Isles Phase 2 Series 2021A - Interest 5/1/2025	$	66,078.13

Lakewood Ranch Stewardship District
Proposed Debt Service Fund Budget
South Sector, North West Sector, North East Sector and Sarasota Sector
Special Assessment Bonds FY 2025

EXPENDITURES CON'TD		
Lakewood Centre & NW Sector Special Assessments Series 2020A-1 - Interest 11/1/2024	$	284,524.60
Lakewood Centre & NW Sector Special Assessments Series 2020A-1 - Principal 5/1/2025	$	1,115,000.00
Lakewood Centre & NW Sector Special Assessments Series 2020A-1 - Interest 5/1/2025	$	284,524.60
Lakewood Centre & NW Sector Special Assessments Series 2020A-2 - Interest 11/1/2024	$	69,181.25
Lakewood Centre & NW Sector Special Assessments Series 2020A-2 - Principal 5/1/2025	$	110,000.00
Lakewood Centre & NW Sector Special Assessments Series 2020A-2 - Interest 5/1/2025	$	69,181.25
Lakewood Centre & NW Sector Special Assessments Series 2018A - Interest 11/1/2024	$	66,472.50
Lakewood Centre & NW Sector Special Assessments Series 2018A - Principal 5/1/2025	$	50,000.00
Lakewood Centre & NW Sector Special Assessments Series 2018A - Interest 5/1/2025	$	66,472.50
Lakewood Centre North Special Assessments Series 2015A - Interest 11/1/2024	$	673,359.38
Lakewood Centre North Special Assessments Series 2015A - Principal 5/1/2025	$	780,000.00
Lakewood Centre North Special Assessments Series 2015A - Interest 5/1/2025	$	673,359.38
Lakewood National & Polo Run Special Assessments Series 2017A - Interest 11/1/2024	$	1,146,078.13
Lakewood National & Polo Run Special Assessments Series 2017A - Principal 5/1/2025	$	1,010,000.00
Lakewood National & Polo Run Special Assessments Series 2017A - Interest 5/1/2025	$	1,146,078.14
Lake Club Special Assessments Series 2021A - Interest 11/1/2024	$	84,935.75
Lake Club Special Assessments Series 2021A - Principal 5/1/2025	$	583,000.00
Lake Club Special Assessments Series 2021A - Interest 5/1/2025	$	84,935.75
Lake Club Phase 4 Special Assessments Series 2019A - Interest 11/1/2024	$	79,687.50
Lake Club Phase 4 Special Assessments Series 2019A - Principal 5/1/2025	$	85,000.00
Lake Club Phase 4 Special Assessments Series 2019A - Interest 5/1/2025	$	79,687.50
Lorraine Lakes Series 2020 - Interest 11/1/2024	$	183,387.50
Lorraine Lakes Series 2020 - Principal 5/1/2025	$	225,000.00
Lorraine Lakes Series 2020 - Interest 5/1/2025	$	183,387.50
Northeast Sector Phase 1A Special Assessments Series 2018 - Interest 11/1/2024	$	341,291.88
Northeast Sector Phase 1A Special Assessments Series 2018 - Principal 5/1/2025	$	305,000.00
Northeast Sector Phase 1A Special Assessments Series 2018 - Interest 5/1/2025	$	669,833.75
Northeast Sector Phase 1B Special Assessments Series 2018 - Interest 11/1/2024	$	877,805.00
Northeast Sector Phase 1B Special Assessments Series 2018 - Principal 5/1/2025	$	715,000.00
Northeast Sector Phase 1B Special Assessments Series 2018 - Interest 5/1/2025	$	877,805.00
Northeast Sector Phase 2A Special Assessments Series 2019 - Interest 11/1/2024	$	93,980.00
Northeast Sector Phase 2A Special Assessments Series 2019 - Principal 5/1/2025	$	120,000.00
Northeast Sector Phase 2A Special Assessments Series 2019 - Interest 5/1/2025	$	93,980.00
Northeast Sector Phase 2B Special Assessments Series 2020 - Interest 11/1/2024	$	313,871.25
Northeast Sector Phase 2B Special Assessments Series 2020 - Principal 5/1/2025	$	395,000.00
Northeast Sector Phase 2B Special Assessments Series 2020 - Interest 5/1/2025	$	313,871.25
Northeast Sector Phase 2C Special Assessments Series 2020 - Interest 11/1/2024	$	129,562.50
Northeast Sector Phase 2C Special Assessments Series 2020 - Principal 5/1/2025	$	170,000.00
Northeast Sector Phase 2C Special Assessments Series 2020 - Interest 5/1/2025	$	129,562.50
Star Farms Series 2021 - Interest 11/1/2024	$	139,142.50
Star Farms Series 2021 - Principal 5/1/2025	$	185,000.00
Star Farms Series 2021 - Interest 11/1/2024	$	139,142.50
Star Farms Series 2024 - Interest 11/1/2024	$	232,856.46
Star Farms Series 2024 - Principal 5/1/2025	$	160,000.00
Star Farms Series 2024 - Interest 11/1/2024	$	299,386.88
Sweetwater Series 2021 - Interest 11/1/2024	$	81,141.88
Sweetwater Series 2021 - Principal 5/1/2025	$	110,000.00
Sweetwater Series 2021 - Interest 11/1/2024	$	81,141.88
Taylor Ranch Series 2023 - Interest 11/1/2024	$	2,043,738.75
Taylor Ranch Series 2023 - Principal 5/1/2025	$	835,000.00
Taylor Ranch Series 2023 - Interest 11/1/2024	$	2,043,738.75
Utility Revenue Bond Series 2023 - Interest 10/1/2024	$	915,053.13
Utility Revenue Bond Series 2023 - Interest 4/1/2025	$	915,053.13
Villages of Lakewood Ranch South Series 2016A - Interest 11/1/2024	$	1,259,865.63
Villages of Lakewood Ranch South Series 2016A - Principal 5/1/2025	$	1,290,000.00
Villages of Lakewood Ranch South Series 2016A - Interest 5/1/2025	$	1,259,865.63
	$	33,772,344.77
TOTAL EXPENDITURES	$	33,772,344.77

Lakewood Ranch Stewardship District

Proposed Debt Service Fund Budget
South Sector, North West Sector, North East Sector and Sarasota Sector
Special Assessment Bonds FY 2025

EXCESS REVENUES	$	10,919,515.23
November 1, 2025 Azario Series 2019 Debt Service Payment	$	223,730.00
November 1, 2025 Azario Series 2020 Debt Service Payment	$	225,795.63
November 1, 2025 Aurora Series 2024 Debt Service Payment	$	106,933.75
November 1, 2025 Belleisle and Central Park Special Assessments Revenue Refunding Series 2021A Debt Service Payment	$	41,561.00
November 1, 2025 Central Park Series 2023A Debt Service Payment	$	103,232.25
November 1, 2025 Country Club East 2023A Debt Service Payment	$	114,474.60
November 1, 2025 Country Club East 2014A Debt Service Payment	$	266,006.25
November 1, 2025 Country Club East Series 2020A Debt Service Payment	$	185,081.25
November 1, 2025 Cresswind 2019A Debt Service Payment	$	98,397.50
November 1, 2025 Del Webb Series 2017A Debt Service Payment	$	315,696.25
November 1, 2025 Indigo Expansion Series 2019A Debt Service Payment	$	79,871.25
November 1, 2025 The Isles Series 2019A Debt Service Payment	$	163,179.39
November 1, 2025 The Isles Phase 2 Series 2021A Debt Service Payment	$	65,068.75
November 1, 2025 Lakewood Centre & NW Sector Series 2020A-1 Debt Service Payment	$	275,481.95
November 1, 2025 Lakewood Centre & NW Sector Series 2020A-2 Debt Service Payment	$	66,431.25
November 1, 2025 Lakewood Centre & NW Sector Series 2018A Debt Service Payment	$	66,235.00
November 1, 2025 Lakewood Centre North Series 2015A Debt Service Payment	$	656,784.38
November 1, 2025 Lakewood National & Polo Run Special Assessments Series 2017A Debt Service Payment	$	1,122,721.88
November 1, 2025 Lake Club Series 2021A Debt Service Payment	$	78,668.50
November 1, 2025 Lake Club Phase 4 Series 2019A Debt Service Payment	$	78,072.50
November 1, 2025 Lorriane Lakes Series 2020 Debt Service Payment	$	180,575.00
November 1, 2025 Northeast Sector Phase 1A 2018A Debt Service Payment	$	334,916.88
November 1, 2025 Northeast Sector Phase 1B 2018A Debt Service Payment	$	860,823.75
November 1, 2025 Northeast Sector Phase 2A Series 2019 Debt Service Payment	$	92,030.00
November 1, 2025 Northeast Sector Phase 2B Series 2020 Debt Service Payment	$	308,933.75
November 1, 2025 Northeast Sector Phase 2C Series 2020 Debt Service Payment	$	127,437.50
November 1, 2025 Star Farms Series 2021 Debt Service Payment	$	137,015.00
November 1, 2025 Star Farms Series 2024 Debt Service Payment	$	295,686.88
November 1, 2025 Sweetwater Series 2021 Debt Service Payment	$	79,973.13
November 1, 2025 Taylor Ranch Series 2023 Debt Service Payment	$	2,021,193.75
October 1, 2025 Utility Revenue Bond Sereis 2023 Debt Service Payment	$	915,053.13
November 1, 2025 Villages of Lakewood Ranch South Series 2016A Debt Service Payment	$	1,232,453.13
TOTAL EXCESS REVENUES	$	10,919,515.23