ACCEPTED in Open Session
10/8/2026
Manatee County Board of County Commissioners

Lakewood Ranch
Community Development Districts
Homeowners' Associations

August 31, 2026

Manatee County Clerk of Circuit Court and Comptroller
Angelina Colonneso
1115 Manatee Avenue West
Bradenton, FL 34205

Re: Lakewood Ranch Community Development District 1
Final Adopted Fiscal Year 2026/2027 Budget

To Whom It May Concern:

Enclosed please find the Fiscal Year 2026/2027 budget approved by the Board of Supervisors of the Lakewood Ranch Community Development District 1 (the "Board"). Transmittal of the enclosed Final Adopted Budget is being made pursuant to Section 189.016, *Florida Statutes*.

Should you have any questions, please contact (941) 907-0202 at your earliest convenience.

Sincerely,
Finance Department
Lakewood Ranch Inter-District Authority
Lakewood Ranch Town Hall
8175 Lakewood Ranch Boulevard
Lakewood Ranch, FL 34202

Enclosure

RESOLUTION 2026-04

A RESOLUTION OF THE LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1 (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, on June 09, 2026, the Board set August 17, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing or transmitted the Proposed Budget to the manager or administrator of Manatee County for posting on its website; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow Budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital

improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board of Supervisors of the Lakewood Ranch Community Development District 1 finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board of Supervisors may designate the District Manager or other person to certify the non-ad valorem assessment roll to the Tax Collector in and for Manatee County political subdivision on compatible electronic medium tied to the property identification number no later than 15 September 2026 so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the Lakewood Ranch Community Development District 1; and

WHEREAS, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Fla. Stat., and Rule 12D-18, Florida Administrative Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1:

Section 1. The above recitals are true and correct and are hereby incorporated by this reference.

Section 2. Budget

a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and is hereby attached to this Resolution, and hereby approves certain amendments thereto, as shown below in Section 3.

b. That the District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for the Fiscal Year 2026 and/or revised projections for Fiscal Year 2027.

c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the Lakewood Ranch Community Development District 1 for the Fiscal Year Ending September 30, 2027, as Adopted by the Board of Supervisors on August 17, 2026."

d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after the adoption or shall be transmitted to the manager or administrator of Manatee County for posting on its website.

Section 3. Appropriations

That there be, and hereby is appropriated out of the revenues of the Lakewood Ranch Community Development District 1, for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 the sum of three million, six hundred fifty-four thousand, and four hundred forty dollars (**$3,654,440**) to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$	3,654,440.00
DEBT SERVICE FUND	$	0.00
CAPITAL PROJECTS FUND	$	0.00
ENTERPRISE FUNDS	$	0.00
Total All Funds	**$**	**3,654,440.00**

Section 4. Supplemental Appropriations

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

b. Board may authorize an appropriation from the unappropriated balance of any fund.

c. Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand ($10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than $10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

Section 5. Maintenance Special Assessment Levy: Fixed and Referenced and to be Levied by the Board

a. That the Fiscal Year 2027 Maintenance Special Assessment Levy (the "assessment levy") for the assessment upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit A, which levy represents the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. Said assessment levy shall be distributed as follows:

General Fund O & M $ **[See Assessment Levy Resolution 2026-05]**

b. The designee of the Chair of the Board of Supervisors of the Lakewood Ranch Community Development District 1 shall be the Manager or the Treasurer of the District designated to certify the non-ad valorem assessment roll to the Tax Collector in and for the Manatee County political subdivision, in accordance with applicable provisions of State law (Chapters 170, 190 and 197, Fla. Stat.) and applicable rules (Rule 12D-18, Florida Administrative Code) which shall include not only the maintenance special assessment levy but also the total for the debt service levy, if applicable, and as required by and pursuant to law.

Introduced, considered favorably, and adopted this 17th day of August, 2026.

Lakewood Ranch Community Development District 1

Alan H. Roth
Chairman

Attest:

Steven H. Zielinski
Executive Director

EXHIBIT A

LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1
OPERATIONS AND MAINTENANCE BUDGET DETAIL
FY2027 BUDGET
FOR THE YEAR OCTOBER 1, 2026 TO SEPTEMBER 30, 2027

	CATEGORY	FY2026 Budget as Adopted/ Amended	Rev/Exp through 3/31/2026	FY2026 Estimated Annual Rev/Exp	FY2026 Budget vs. FY2026 Est. Annual Rev/Exp	FY2027 Budget	FY2027 vs. FY2026 Budget Inc/(Decr)	% Change	FY2027 Budget vs. FY2026 Est. Annual Rev/Exp Inc/(Decr)	% Change
	REVENUES									
4010	Special Benefits Assessments	3,035,800	2,888,989	3,037,000	1,200	3,707,760	671,960	22.1%	670,760	22.1%
4101	Assessment Discount	(121,430)	(91,609)	(121,430)	-	(148,340)	(26,910)	22.2%	(26,910)	22.2%
4300	Other Revenue	4,420	1,704	3,407	(1,013)	4,420	-	0.0%	1,013	29.7%
4310	Other Revenue - Summerfield Park	2,000	2,610	5,220	3,220	2,000	-	0.0%	(3,220)	-61.7%
4360	Interest Income	75,000	29,438	58,875	(16,125)	55,000	(20,000)	-26.7%	(3,875)	-6.6%
	Total Revenues	**2,995,790**	**2,831,131**	**2,983,072**	**(12,718)**	**3,620,840**	**625,050**	**20.9%**	**637,768**	**21.4%**
	APPROPRIATIONS									
Exhibit A Shared Expenses:										
	Administration									
7011	Community Management Salaries & Wages	209,910	93,542	202,084	7,826	218,310	8,400	4.0%	16,226	8.0%
7021	Finance/Accounting Salaries & Wages	107,250	50,191	105,381	1,869	112,030	4,780	4.5%	6,649	6.3%
7300	IT/Outside Service	22,820	11,211	22,423	397	27,640	4,820	21.1%	5,217	23.3%
7700	Professional Development	1,340	411	1,005	335	1,340	-	0.0%	335	33.3%
	Total Administration	**341,320**	**155,355**	**330,893**	**10,427**	**359,320**	**18,000**	**5.3%**	**28,427**	**8.6%**
	Operations & Maintenance									
6010	Administrative Staff (O&M) Salaries & Wages	144,560	66,710	138,420	6,140	153,360	8,800	6.1%	14,940	10.8%
6020	General Maintenance Staff (O&M) Salaries & Wages	230,590	114,041	228,481	2,109	246,210	15,620	6.8%	17,729	7.8%
6021	Irrigation Maintenance Staff (O&M) Salaries & Wages	56,690	20,880	50,760	5,930	62,200	5,510	9.7%	11,440	22.5%
6040	Landscape Maintenance Staff (O&M) Salaries & Wages	99,640	42,967	92,935	6,705	102,470	2,830	2.8%	9,535	10.3%
	Maintenance Staff Sub-total	**531,480**	**244,598**	**510,596**	**20,884**	**564,240**	**32,760**	**6.2%**	**53,644**	**10.5%**
6101	Street Lights	540	-	540	-	540	-	0.0%	-	0.0%
6102	Irrigation Repairs/Upgrades	1,100	569	1,138	(38)	1,100	-	0.0%	(38)	-3.4%
6103	Non-contrected Maintenance	2,400	1,974	3,948	(1,548)	2,400	-	0.0%	(1,548)	-39.2%
6120	Vehicle Repairs	7,010	4,975	9,951	(2,941)	9,360	2,350	33.5%	(591)	-5.9%
6121	Vehicle Leases/Acquisitions	29,700	14,598	29,196	504	28,980	(720)	-2.4%	(216)	-0.7%
6130	Maintenance Facility Expenses	20,670	6,378	12,755	7,915	21,350	680	3.3%	8,595	67.4%
6140	Uniforms	800	682	1,365	(565)	800	-	0.0%	(565)	-41.4%
6141	Phone/Radio	2,580	1,171	2,343	238	2,580	-	0.0%	238	10.1%
6142	Office Supplies	3,650	1,744	3,488	162	3,650	-	0.0%	162	4.7%
6143	Fuel/Oil	15,500	5,442	14,884	616	15,500	-	0.0%	616	4.1%
6144	Equipment	4,280	2,990	5,980	(1,700)	4,280	-	0.0%	(1,700)	-28.4%
6145	Tools/Machinery	2,410	1,043	2,086	324	2,680	270	11.2%	594	28.5%
6146	Cleaning Supplies	2,680	981	1,962	718	2,680	-	0.0%	718	36.6%
6147	Employment Advertising	940	785	1,571	(631)	940	-	0.0%	(631)	-40.2%
6160	Materials & Supplies	8,030	3,801	7,603	427	8,030	-	0.0%	427	5.6%
	Maintenance Expense Sub-total	**102,290**	**47,134**	**98,809**	**3,481**	**104,870**	**2,580**	**2.5%**	**6,061**	**6.1%**
	Total Operations & Maintenance	**633,770**	**291,732**	**609,405**	**24,365**	**669,110**	**35,340**	**5.6%**	**59,705**	**9.8%**
	Total Exhibit A Shared Expenses	**975,090**	**447,087**	**940,298**	**34,792**	**1,028,430**	**53,340**	**5.5%**	**88,132**	**9.4%**
Town Hall Related										
7900	Town Hall Operations and Meintenance Contributions	158,700	79,350	158,700	-	145,200	(13,500)	-8.5%	(13,500)	-8.5%
	Total Town Hall Related	**158,700**	**79,350**	**158,700**	**-**	**145,200**	**(13,500)**	**-8.5%**	**(13,500)**	**-8.5%**

LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1
OPERATIONS AND MAINTENANCE BUDGET DETAIL
FY2027 BUDGET
FOR THE YEAR OCTOBER 1, 2026 TO SEPTEMBER 30, 2027

	CATEGORY	FY2026 Budget as Adopted/ Amended	Rev/Exp through 3/31/2026	FY2026 Estimated Annual Rev/Exp	FY2026 Budget vs. FY2026 Est. Annual Rev/Exp	FY2027 Budget	FY2027 vs. FY2026 Budget Inc/(Decr)	% Change	FY2027 Budget vs. FY2026 Est. Annual Rev/Exp Inc/(Decr)	% Change
District Supervisor										
7410	Supervisor Payroll	24,000	7,492	17,981	6,019	24,000	-	*0.0%*	6,019	*33.5%*
7420	Employer Taxes/Fees	3,550	2,709	6,502	(2,952)	3,550	-	*0.0%*	(2,952)	*-45.4%*
	Total District Supervisor Expenses	**27,550**	**10,201**	**24,483**	**3,067**	**27,550**	**-**	***0.0%***	**3,067**	***12.5%***
Other Expenses										
	Professional/Outside Services									
7110	Attorney (District)	11,840	4,203	10,407	1,433	12,000	160	*1.4%*	1,593	*15.3%*
7120	Engineering (District)	15,000	2,512	8,023	6,977	15,000	-	*0.0%*	6,977	*87.0%*
7121	Engineering (Special)	50,000	5,841	40,000	10,000	11,800	(38,200)	*-76.4%*	(28,200)	*-70.5%*
7130	Audit Expense	11,100	8,840	11,100	-	11,750	650	*5.9%*	650	*5.9%*
	Total Professional/Outside Services	**87,940**	**21,396**	**69,530**	**18,410**	**50,550**	**(37,390)**	***-42.5%***	**(18,980)**	***-27.3%***
	Other Administrative Expenses									
7160	Tax Collector Assessments Collection Fees	91,080	83,205	91,080	-	111,210	20,130	*22.1%*	20,130	*22.1%*
7210	Insurance Expense	26,300	17,276	17,276	9,024	20,000	(6,300)	*-24.0%*	2,724	*15.8%*
7330	Legal Advertising	3,060	227	2,854	206	2,800	(260)	*-8.5%*	(54)	*-1.9%*
7720	Other Administrative Expenses	2,430	819	1,638	792	2,400	(30)	*-1.2%*	762	*46.5%*
7750	Postage	300	-	300	-	300	-	*0.0%*	-	*0.0%*
	Total Other Administrative Expenses	**123,170**	**101,527**	**113,148**	**10,022**	**136,710**	**13,540**	***11.0%***	**23,562**	***20.8%***
	Total Other Expenses	**211,110**	**122,923**	**182,678**	**28,432**	**187,260**	**(23,850)**	***-11.3%***	**4,582**	***2.5%***
	Total Exh A Shared and Other Administration Expenses	**1,372,450**	**659,562**	**1,306,159**	**66,291**	**1,388,440**	**15,990**	***1.2%***	**82,281**	***6.3%***
Operations & Maintenance										
	Other Expenses:									
	Landscaping									
6250	Landscape Service Contract	640,710	317,858	635,716	4,994	731,100	90,390	*14.1%*	95,384	*15.0%*
6251	Tree/Palm Pruning & Trimming Contractual - Community	3,850	875	1,750	2,100	3,900	50	*1.3%*	2,150	*122.9%*
6260	Plant Replacement	95,000	19,927	95,000	-	95,000	-	*0.0%*	-	*0.0%*
6270	Irrigation Upgrades/Repairs	35,000	10,613	30,000	5,000	35,000	-	*0.0%*	5,000	*16.7%*
6280	Non-Contracted Maintenance-Misc	4,000	963	4,000	-	2,000	(2,000)	*-50.0%*	(2,000)	*-50.0%*
6281	Non-Contracted Maintenance-Palms	-	-	-	-	-	-		-	
6282	Non-Contracted Maintenance-Hardwood Trees	70,000	61,020	70,000	-	78,000	8,000	*11.4%*	8,000	*11.4%*
	Total Landscaping	**848,560**	**411,256**	**836,466**	**12,094**	**945,000**	**96,440**	***11.4%***	**108,534**	***13.0%***
	Environmental/Conservation									
6300	Stormwater Ponds Maintenance	73,600	38,448	76,895	(3,295)	76,900	3,300	*4.5%*	5	*0.0%*
6310	Supplemental Stormwater Pond Maintenance	8,500	14,159	16,318	(7,818)	10,000	1,500	*17.6%*	(6,318)	*-38.7%*
6320	Mitigation Area Monitoring (LRB and Riverwalk Oaks)	500	-	500	-	4,000	3,500	*700.0%*	3,500	*700.0%*
6321	Braden River Maintenance/Monitoring	3,600	-	3,600	-	3,600	-	*0.0%*	-	*0.0%*
6323	Gopher Tortoise Preserve Monitoring	3,570	3,570	3,570	-	4,200	630	*17.6%*	630	*17.6%*
6370	Preserves/ Wetlands Maintenance	78,000	26,500	78,000	-	78,000	-	*0.0%*	-	*0.0%*
	Total Environmental/Conservation	**167,770**	**82,677**	**178,883**	**(11,113)**	**176,700**	**8,930**	***5.3%***	**(2,183)**	***-1.2%***

LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1
OPERATIONS AND MAINTENANCE BUDGET DETAIL
FY2027 BUDGET
FOR THE YEAR OCTOBER 1, 2026 TO SEPTEMBER 30, 2027

	CATEGORY	FY2026 Budget as Adopted/ Amended	Rev/Exp through 3/31/2026	FY2026 Estimated Annual Rev/Exp	FY2026 Budget vs. FY2026 Est. Annual Rev/Exp	FY2027 Budget	FY2027 vs. FY2026 Budget Inc/(Decr)	% Change	FY2027 Budget vs. FY2026 Est. Annual Rev/Exp Inc/(Decr)	% Change
	Utilities									
6410	Irrigation Usage (BRU)	355,100	148,550	364,000	(8,900)	363,000	7,900	2.2%	(1,000)	-0.3%
6411	Irrigation Service Charge (BRU)	9,610	3,944	9,468	142	9,500	(110)	-1.1%	32	0.3%
6420	Gas/Electric (FPL/Peace River)	28,000	11,753	28,208	(208)	28,000	-	0.0%	(208)	-0.7%
6430	Water/Sewer/Trash (MCUD)	10,870	4,434	10,642	228	11,000	130	1.2%	358	3.4%
6440	Broadband (Bright House)	6,060	3,380	6,760	(700)	6,300	240	4.0%	(460)	-6.8%
	Total Utilities	**409,640**	**172,062**	**419,078**	**(9,438)**	**417,800**	**8,160**	**2.0%**	**(1,278)**	**-0.3%**
	Other O & M Expenses									
6611	Storm Drain/Inlet Repairs	30,000	1,411	28,000	2,000	30,000	-	0.0%	2,000	7.1%
6622	Street Lighting	11,500	4,267	8,535	2,965	12,000	500	4.3%	3,465	40.6%
6624	Main Line Valve Repairs/Replacement	100,000	37,024	97,047	2,953	100,000	-	0.0%	2,953	3.0%
6625	Drainage Maintenance	25,000	8,440	23,880	1,120	25,000	-	0.0%	1,120	4.7%
6631	Signs	6,000	147	4,294	1,706	6,000	-	0.0%	1,706	39.7%
6632	Hardscapes	11,500	7,195	15,889	(4,389)	12,000	500	4.3%	(3,889)	-24.5%
6634	Sidewalk Pressure Washing/Sealing	13,000	10,000	13,000	-	15,000	2,000	15.4%	2,000	15.4%
6641	Park Facilities Maintenance	25,500	9,194	29,388	(3,888)	35,000	9,500	37.3%	5,612	19.1%
6661	Holiday Decorations	6,870	6,864	6,864	6	6,900	30	0.4%	36	0.5%
6791	Other Operating Expense	1,000	-	1,000	-	1,000	-	0.0%	-	0.0%
	Total Other O & M Expenses	**230,370**	**84,541**	**227,897**	**2,473**	**242,900**	**12,530**	**5.4%**	**15,003**	**6.6%**
	Total Operations & Maintenance	**1,656,340**	**750,537**	**1,662,324**	**(5,984)**	**1,782,400**	**126,060**	**7.6%**	**120,076**	**7.2%**
Projects										
6900	Summerfield Park Monument Signage	17,120	-	17,120	-	-	(17,120)	-100.0%	(17,120)	-100.0%
6900	L220 & L221 Storm Water Overflow Pond Control Structures	183,000	-	190,000	(7,000)	-	(183,000)	-100.0%	(190,000)	-100.0%
6900	Braden River Bypass, Spillway Rehabilitation	-	-	-	-	-	-		-	
6900	Summerfield Park: 3 Swingset Replacements	-	-	-	-	-	-		-	
6900	Summerfield Park Tennis Courts Resurfacing (2)	-	-	-	-	33,600	33,600		33,600	
	Total Projects	**200,120**	**-**	**207,120**	**(7,000)**	**33,600**	**(166,520)**	**-83.2%**	**(173,520)**	**-83.8%**
Reserves										
9100	General Reserves	-	-	-	-	300,000	300,000		300,000	
9300	Infrastructure Reserves	100,000	50,000	100,000	-	100,000	-	0.0%	-	0.0%
9400	Capital Improvement Plan	50,000	25,000	50,000	-	50,000	-	0.0%	-	0.0%
	Total Reserves	**150,000**	**75,000**	**150,000**	**-**	**450,000**	**300,000**	**200.0%**	**300,000**	**200.0%**
	Total Appropriations	**3,378,910**	**1,485,098**	**3,325,603**	**53,307**	**3,654,440**	**275,530**	**8.2%**	**328,837**	**9.9%**
	(Deficiency) of Revenues (Under) Expenditures	(383,120)		(342,531)		(33,600)				
	Other Financing Sources (Uses)									
	Carry Forward Surplus	183,000		-		-	(183,000)			
	CIP (Special Projects)	200,120		-		33,600	(166,520)			
	Restricted: Infrastructure Reserves	-		-		-	-			
4500	**Total Other Financing Sources (Uses)**	**383,120**		**-**		**33,600**	**(349,520)**	**-91.2%**		
	Net Change in Fund Balance	**(0)**		**(342,531)**		**(0)**				
	Projected Year-end FY2026 Surplus / (Deficit)				**40,589**					

LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1
OPERATIONS AND MAINTENANCE BUDGET DETAIL
FY2027 BUDGET
FOR THE YEAR OCTOBER 1, 2026 TO SEPTEMBER 30, 2027

BUDGET NARRATIVE

CATEGORY DESCRIPTION

REVENUES:

Assessments - the amount required to be raised through homeowner assessment for the purpose of providing services included in the fiscal year budget.

Interest Income - income generated from the district's savings, checking, money market, and investment accounts.

Other Revenue - insurance rebates, safety grant proceeds, miscellaneous income, etc.

APPROPRIATIONS:

Administration

Exhibit A Shared Expenses are all items that are identified on the Exhibit A Master Allocation that have been agreed upon by each district and include wage related expenses for Administration/Management, Finance, IT and Operations & Maintenance staff and most operation & maintenance expenses.

Town Hall Related Expenses are items that are identified in the Interlocal Service Agreement [ISA] among the districts and represent the CDD's share of Town Hall operations & maintenance costs.

Maintenance Facility Expenses represent the District's share of the debt service requirements on the Maintenance Facility.

Salaries & Wages include Supervisor Fees and employer taxes/fees.

Professional/Outside Services include professional service contracts/agreements for legal, engineering, audit, and off-site records management.

Other Administrative Expenses include insurance, interest on short term borrowing, legal advertising, telephone, postage, office supplies and Supervisor education.

Operations & Maintenance

Landscaping include master/community landscaping contractual services, non-contractual maintenance services, plant replacement and mulching that may be required that is not included in the scope of services rendered by the primary landscape vendor.

Environmental/Conservation

Includes contractual services for stormwater pond maintenance, supplemental stormwater pond maintenance, monitoring, surface water monitoring, littoral shelf plantings, environmental consulting and wetland/preserve maintenance services.

Utilities

Includes BRU monthly service charges and irrigation water usage throughout the district, utility charges from FPL, Peace River (gas/electric) and MCUD (water/sewer).

Other O & M Expenses

Includes various costs associated with the general operations and maintenance of common areas provided to district homeowners. Major items included are hardscapes (entrance monuments), signage and park facilities maintenance.

Projects

Includes the entire list of projects identified through various committees, residents and the Operations & Maintenance staff that are to be considered for inclusion in the budget.

Reserves

General - if applicable, includes funding for unforeseen and unanticipated expenses.

Infrastructure - if applicable, funding for infrastructure maintenance and replacement.

CIP - Capital Improvement Plan; funding for long-term asset deferred maintenance/replacement.

LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1
OPERATIONS AND MAINTENANCE BUDGET DETAIL
FY2027 BUDGET
FOR THE YEAR OCTOBER 1, 2026 TO SEPTEMBER 30, 2027

BUDGET NARRATIVE

FY2027 BUDGET PRESUMPTIONS

Revenues

1 Interest Income has been conservatively estimated due to fluctuations in interest rate returns.
2 Other Revenue cannot be precisely calculated and therefore has been estimated at the prior year's level.

Appropriations

1 See Supplementary Information for non-discretionary vs. discretionary appropriations.
2 The Exhibit A has been reviewed and allocation methodologies revised if applicable.
3 Landscape Maintenance Service: Year 2 of 3, with 2 twelve month renewals.
4 Contractual services for outside vendors remain at the FY2026 levels, except as indicated.
5 A 15.0% increase in health benefit costs and corresponding Employer stipend to offset those expenses have been included in the Personnel Budget of the IDA.
6 The budget provides salary increases based on a combined COLA and performance evaluations.
7 Fuel and fuel oil related items reflect increases based on prior year's activity and costs trends.
8 Contractual services for attorneys were adjusted to reflect CPI.
9 Insurance expenses have been increased by 15.0% - 25% depending upon coverage type.
10 IT/Outside Services includes system support/maintenance, server/peripheral/software/system support services, Web/Internet services and software/hardware acquisitions.
11 Provision has been made for Engineering (Special) appropriations to differentiate from the general district engineering services.
12 Utilities, Irrigation (BRU), have been funded to reflect historical data.

Projects

$33,600	***FY2027***	Proposed special budget requests; individual project amounts will be moved to an applicable budget line item when budget is adopted.

Reserves Funding

$300,000	***FY2027***	General Reserves, replenish for unforeseen events
$100,000	***FY2027***	Infrastructure Reserves funding: Annual set aside until $500,000 benchmark is achieved.
$50,000	***FY2027***	CIP Reserves funding: established for deferred maintenance/replacement of District's assets.

Carry Forward balances

Fund Balance / Surplus Utilization - the amount of prior year surplus utilized to defray impact on assessments.

Carry Forward Balance utilization for	***FY2027***	**$0**
CIP Reserve utilization for	***FY2027***	**$33,600**
Restricted Infrastructure Reserve utilization for	***FY2027***	**$0**

NOTE:

Projected Year-end Surplus / (Deficit)

Amount represents the anticipated results from operations for the fiscal year noted and are unaudited and unavailable for budget inclusion until such time that they are audited.

LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1
OPERATIONS AND MAINTENANCE BUDGET DETAIL
FY2027 BUDGET
NEIGHBORHOOD ALLOCATION
FOR THE YEAR OCTOBER 1, 2026 TO SEPTEMBER 30, 2027

Lakewood Ranch CDD 1 FY2027 Assessments

Water-Related Appropriations (Allocated by lot size)		649,200	[A]
All Other Appropriations (Allocated by Flat-Rate)		2,894,030	[B]
Other Revenue		(81,420)	[C]
Carry Forward Balance		(33,600)	[D]
Net Assessments		**3,448,210**	
Gross Assessments		**3,707,753**	
Assessment Discount	4.00%	**148,310**	[E]
MC Appraiser/Tax Collector Fees	3.00%	**111,233**	[F]
Net Assessments		**3,448,210**	

	[G]	[H]	[I]	[J]	[K]	[L]	[M]	[N]	[O]	[P]	[Q]	Proposed			
Commercial	Lot Areas (sq')	% of Total Lot Areas	[A] * [H] Water Exp Allocation	Units	Unit Rate	% of Unit Totals	[B] * [L] Other Expenses	([C] + [E])* [J] Other Revenue	[D] Carry Forward Balances	Adj Total = Other Exp [M] + Other Rev [N] + Carry Forward Balance [O]	Unit Rate	**FY2027 Unit Rate Total with Man Cty fees**	**FY2026 Unit Rate Total with Man Cty fees**	**FY2027 vs. FY2026 ($$$$) Change**	**FY2027 vs. FY2026 (%) Change**
SMR	86,100	0.70%	$ 4,520	7	$ 646	0.38%	$ 11,565	$ 334	$ (129)	$ 11,770	$ 1,681	$ 2,327.16	$ 1,950.31	$ 376.85	19.3%
Summerfield Center	369,000	2.98%	$ 19,371	30	$ 646	1.65%	$ 49,565	$ 1,433	$ (554)	$ 50,443	$ 1,681	$ 2,327.16	$ 1,950.31	$ 376.85	19.3%
Residential															
Bluffs	660,000	5.34%	$ 34,648	55	$ 630	3.02%	$ 90,868	$ 2,627	$ (1,016)	$ 92,480	$ 1,681	$ 2,311.41	$ 1,934.97	$ 376.44	19.5%
Crest	749,320	6.06%	$ 39,337	131	$ 300	7.20%	$ 216,432	$ 6,258	$ (2,420)	$ 220,270	$ 1,681	$ 1,981.73	$ 1,613.78	$ 367.95	22.8%
Forest	198,000	1.60%	$ 10,394	40	$ 260	2.20%	$ 66,086	$ 1,911	$ (739)	$ 67,258	$ 1,681	$ 1,941.31	$ 1,574.40	$ 366.91	23.3%
Glades	1,488,000	12.03%	$ 78,115	155	$ 504	8.52%	$ 256,083	$ 7,404	$ (2,863)	$ 260,624	$ 1,681	$ 2,185.42	$ 1,812.22	$ 373.20	20.6%
Glen	683,100	5.52%	$ 35,861	138	$ 260	7.59%	$ 227,997	$ 6,592	$ (2,549)	$ 232,040	$ 1,681	$ 1,941.31	$ 1,574.40	$ 366.91	23.3%
Green	436,150	3.53%	$ 22,896	61	$ 375	3.35%	$ 100,781	$ 2,914	$ (1,127)	$ 102,568	$ 1,681	$ 2,056.80	$ 1,686.91	$ 369.89	21.9%
Grove	715,000	5.78%	$ 37,535	125	$ 300	6.87%	$ 206,519	$ 5,971	$ (2,309)	$ 210,181	$ 1,681	$ 1,981.73	$ 1,613.78	$ 367.95	22.8%
Hammock	441,000	3.57%	$ 23,151	49	$ 472	2.69%	$ 80,955	$ 2,341	$ (905)	$ 82,391	$ 1,681	$ 2,153.92	$ 1,781.53	$ 372.39	20.9%
Hollow (condos)	126,000	1.02%	$ 8,615	126	$ 52	6.93%	$ 208,171	$ 6,019	$ (2,327)	$ 211,862	$ 1,681	$ 1,733.94	$ 1,372.37	$ 361.57	26.3%
Knoll	356,400	2.88%	$ 18,710	72	$ 260	3.96%	$ 118,955	$ 3,439	$ (1,330)	$ 121,064	$ 1,681	$ 1,941.31	$ 1,574.40	$ 366.91	23.3%
Lakes	786,500	6.36%	$ 41,289	110	$ 375	6.05%	$ 181,737	$ 5,254	$ (2,032)	$ 184,959	$ 1,681	$ 2,056.80	$ 1,686.91	$ 369.89	21.9%
Meadow	829,400	6.71%	$ 43,541	116	$ 375	6.38%	$ 191,650	$ 5,541	$ (2,143)	$ 195,048	$ 1,681	$ 2,056.80	$ 1,686.91	$ 369.89	21.9%
Oaks	355,200	2.87%	$ 18,647	37	$ 504	2.03%	$ 61,130	$ 1,767	$ (683)	$ 62,214	$ 1,681	$ 2,185.42	$ 1,812.22	$ 373.20	20.6%
Park	657,800	5.32%	$ 34,532	115	$ 300	6.32%	$ 189,997	$ 5,493	$ (2,124)	$ 193,366	$ 1,681	$ 1,981.73	$ 1,613.78	$ 367.95	22.8%
Pines	243,100	1.97%	$ 12,762	34	$ 375	1.87%	$ 56,173	$ 1,624	$ (628)	$ 57,169	$ 1,681	$ 2,056.80	$ 1,686.91	$ 369.89	21.9%
Place	407,550	3.30%	$ 21,395	57	$ 375	3.13%	$ 94,173	$ 2,723	$ (1,053)	$ 95,843	$ 1,681	$ 2,056.80	$ 1,686.91	$ 369.89	21.9%
Ridge	998,400	8.07%	$ 52,413	104	$ 504	5.72%	$ 171,824	$ 4,968	$ (1,921)	$ 174,871	$ 1,681	$ 2,185.42	$ 1,812.22	$ 373.20	20.6%
Strand	1,012,440	8.19%	$ 53,150	177	$ 300	9.73%	$ 292,431	$ 8,455	$ (3,269)	$ 297,616	$ 1,681	$ 1,981.73	$ 1,613.78	$ 367.95	22.8%
Woods	768,000	6.21%	$ 40,318	80	$ 504	4.40%	$ 132,172	$ 3,821	$ (1,478)	$ 134,516	$ 1,681	$ 2,185.42	$ 1,812.22	$ 373.20	20.6%
	12,366,460	100.00%	$ 649,200	1,819		100.00%	$ 3,005,263	$ 86,890	$ (33,600)	$ 3,058,553					

FY2027	**$ 3,707,760**
FY2026	**$ 3,035,800**
Inc/(Decr)	**$ 871,960**
% Change	**22.1%**

	Annually
	$ 2,038
	$ 1,669
	$ 369
	22.1%

Residential Range

Min	**$ 362**
Max	**$ 376**
Average	**$ 370**

EXHIBIT A - FY2027

Lakewood Ranch Community Development Districts

Percentage Allocations
For Various Road Segments and Operations and Maintenance

		CDD1	CDD2	TCOA	CDD4	CDD5	CDD6	Corp Park	LWRSD	SMR	Total %
1	Lakewood Ranch Blvd. from River Club south access to Univ. Parkway		44.30%	22.70%		22.58%	10.42%				100.00%
2	University Parkway from I-75 to Lakewood Ranch Blvd.		0.00%	0.00%		0.00%	0.00%	0.00%			0.00%
3	University Parkway and Lakewood Ranch Blvd. Intersection		23.92%	12.26%		12.20%	5.63%	46.00%			100.00%
4	University Parkway from Lakewood Ranch Blvd. to Legacy Blvd.		30.94%			15.77%	7.28%	46.00%			100.00%
5	University Parkway from Legacy Blvd. to Lorraine Road		57.30%			29.21%	13.48%				100.00%
6	Lorraine Road from University Pkwy to Masters Ave.		92.41%						7.59%		100.00%
7	Lorraine Road from Masters Ave to the River					49.40%	23.23%		27.37%		100.00%
8	Legacy Blvd. from University Parkway to Masters Avenue		45.36%			54.64%					100.00%
9	Legacy Blvd. Entrance to Country Club Village		45.36%			54.64%					100.00%
10	Lakewood Ranch Blvd. from North Property Line to River Club S. Access	80.38%					19.62%				100.00%
11	Hidden River Trail Bordering CDD 4 and CDD 5				63.75%	36.25%					100.00%
12	Irrigation Materials- Stock Items	26.75%	27.75%	0.00%	24.82%	14.15%	6.53%				100.00%
13	Street Light Materials- Stock Items	26.75%	27.75%	0.00%	24.82%	14.15%	6.53%				100.00%
14	Misc. Maintenance	26.75%	27.75%	0.00%	24.82%	14.15%	6.53%				100.00%
15a	Landscape Maintenance	21.76%	28.70%		14.48%	34.51%	0.55%				100.00%
15b	Irrigation Maintenance	22.96%	23.52%	0.00%	25.09%	19.62%	3.81%	4.55%	0.45%		100.00%
15c	All Others	26.75%	27.75%		24.82%	14.15%	6.53%				100.00%
16	Vehicles R&M & Leases	26.75%	27.75%		24.82%	14.15%	6.53%				100.00%
17	Country Club Gatehouse Attendant		35.70%			44.03%	20.27%				100.00%
18	Country Club Gatehouse Operations and Maintenance		35.70%			44.03%	20.27%				100.00%
19	Maintenance Facility Expenses	26.75%	27.75%		24.82%	14.15%	6.53%				100.00%
20	IT and other Outside Services	26.75%	27.75%		24.82%	14.15%	6.53%				100.00%
21	Other Maintenance Department Expenses	26.75%	27.75%		24.82%	14.15%	6.53%				100.00%
22	Irrigation Usage (%age allocated N/A, metered basis)										

	Amount Allocations based on the Percentage Allocations	Dist 1	Dist 2	TCOA	Dist 4	Dist 5	Dist 6	Corp Park	LWRSD	SMR	FY2027 Total		FY2027 Proposed	FY2026 Budget	CHANGE $	% inc/ dec
	For Various Road Segments and Operations and Maintenance															
1	Lakewood Ranch Blvd. from River Club south access to Univ. Parkway	-	30,763	15,765	-	15,683	7,238				69,449	69,449	69,500	69,500	-	0.0%
2	University Parkway from I-75 to Lakewood Ranch Blvd.	-	-	-	-	-	-	-			-	-	-	-	-	0.0%
3	University Parkway and Lakewood Ranch Blvd. Intersection	-	1,969	1,009	-	1,004	463	3,787			8,233	8,233	8,240	8,240	-	0.0%
4	University Parkway from Lakewood Ranch Blvd. to Legacy Blvd.	-	14,079	-	-	7,178	3,313	20,931		-	45,501	45,502	45,600	45,600	-	0.0%
5	University Parkway from Legacy Blvd. to Lorraine Road	-	33,290	-	-	16,972	7,833				58,095	58,095	58,100	58,100	-	0.0%
6	Lorraine Road from University Pkwy to Masters Ave.	-	33,660	-	-	-	-		2,764	-	36,424	36,424	36,500	36,500	-	0.0%
7	Lorraine Road from Masters Ave to the River	-	-	-	-	33,310	15,665		18,477		67,451	67,433	67,500	67,500	-	0.0%
8	Legacy Blvd. from University Parkway to Masters Avenue	-	29,503	-	-	35,537	-		-	-	65,040	65,040	65,100	65,100	-	0.0%
9	Legacy Blvd. entrance to Country Club Village	-	13,232	-	-	15,939	-		-	-	29,171	29,171	29,200	29,200	-	0.0%
10	Lakewood Ranch Blvd. from North Property Line to River Club S. Access	19,870	-	-	-	-	4,850		-	-	24,720	24,720	24,800	24,800	-	0.0%
11	Hidden River Trail Bordering CDD 4 and CDD 5	-	-	-	6,895	3,920	-		-	-	10,815	10,815	10,900	10,900	-	0.0%
12	Street Lights Repair Material- Stock Items	535	555	-	496	283	131		-	-	2,000	2,000	2,000	2,000	-	0.0%
13	Irrigation Repair Material-Stock Items	1,070	1,110	-	993	566	261		-	-	4,000	4,000	4,000	4,000	-	0.0%
14	Misc. Maintenance	2,408	2,498	-	2,234	1,273	588		-	-	9,000	9,000	9,000	9,000	-	0.0%
		23,882	160,660	16,774	10,618	131,664	40,342	24,718	21,241	-	429,900	429,882	430,440	430,440	-	0.0%
		5.56%	37.37%	3.90%	2.47%	30.63%	9.38%	5.75%	4.94%	0.00%	100.00%					
	Personnel															
15c	Administration Management	218,307	226,468		202,585	115,454	53,287	-	-	-	816,100	816,082	816,100	784,700	31,400	4.0%
15c	Financial Management	112,029	116,217		103,961	59,248	27,345	-	-	-	418,800	418,794	418,800	400,900	17,900	4.5%
15c	Operations Management - O&M	153,358	159,091		142,313	81,105	37,433	-	-	-	573,300	573,208	573,300	540,400	32,900	6.1%
15c	General Maintenance - O&M	246,207	255,411		228,476	130,210	60,097	-	-	-	920,400	920,310	920,400	862,000	58,400	6.8%
15b	Irrigation Maintenance - O&M	62,199	63,716		67,969	53,151	10,321	12,326	1,219	-	270,900	270,842	270,900	246,900	24,000	9.7%
15c	Park Maintenance - O&M	-	-		-	-	-	-	-	-	-	-	-	-	-	0.0%
15a	Landscape Maintenance - O&M	102,468	135,148		68,186	162,508	2,590	-	-	-	470,900	470,898	470,900	457,900	13,000	2.8%
		894,567	956,050		813,490	601,675	191,073	12,326	1,219	-	3,470,400	3,470,135	3,470,400	3,292,800	177,600	5.4%
		25.78%	27.55%		23.44%	17.34%	5.51%	0.36%	0.04%	0.00%	100.00%					

EXHIBIT A - FY2027

Lakewood Ranch Community Development Districts

	Amount Allocations based on the Percentage Allocations	Dist 1	Dist 2	TCOA	Dist 4	Dist 5	Dist 6	Corp Park	LWRSD	SMR	FY2027 Total		FY2027 Proposed	FY2026 Budget	CHANGE $	% inc/ dec
15c	Miscellaneous Other Expenses (Training/Education)	1,338	1,388		1,241	707	326				5,000	5,000	5,000	5,000	-	0.0%
16a	Vehicle Repair and Maintenance	9,363	9,713		8,688	4,951	2,285				35,000	35,000	35,000	26,200	8,800	33.6%
16b	Vehicle Acquisitions	28,970	30,053		26,884	15,321	7,071				108,300	108,300	108,300	111,000	(2,700)	-2.4%
17	Country Club Gatehouse Attendant		128,050			157,930	72,730				358,710	358,700	358,700	336,000	22,700	6.8%
18	Country Club Gatehouse Operations and Maintenance		24,740			30,510	14,050				69,300	69,290	69,300	83,100	(13,800)	-16.6%
19	Maintenance Facility Expenses	21,347	22,145		19,809	11,289	5,210				79,800	79,800	79,800	77,240	2,560	3.2%
20	IT and Other Outside Services	27,633	28,666		25,643	14,614	6,745				103,300	103,281	103,300	85,300	18,000	21.1%
		88,650	244,754		82,265	235,323	108,418				759,410	759,371	759,400	723,840	35,560	4.9%
		11.67%	32.23%		10.83%	30.99%	14.28%				100.00%					
21	Other Maintenance Department Operational Expenses															
	6140 Uniforms	803	833		745	424	196				3,000	3,000	3,000	3,000	-	0.0%
	6141 Telephone/Radio	2,581	2,678		2,395	1,365	630				9,650	9,644	9,650	9,650	-	0.0%
	6142 Office Supplies	3,651	3,788		3,388	1,931	891				13,650	13,649	13,650	13,650	-	0.0%
	6143 Fuel & Oil	15,542	16,123		14,422	8,219	3,794				58,100	58,061	58,100	58,100	-	0.0%
	6144 Equipment	4,280	4,440		3,972	2,264	1,045				16,000	16,000	16,000	16,000	-	0.0%
	6145 Tools/Machinery	2,675	2,775		2,482	1,415	653				10,000	10,000	10,000	9,000	1,000	11.1%
	6146 Cleaning Supplies	2,675	2,775		2,482	1,415	653				10,000	10,000	10,000	10,000	-	0.0%
	6147 Employment Advertising	936	971		869	495	229				3,500	3,500	3,500	3,500	-	0.0%
	6160 Materials & Supplies	8,025	8,325		7,447	4,244	1,959				30,000	30,000	30,000	30,000	-	0.0%
		41,168	42,707		38,203	21,772	10,049				153,900	153,854	153,900	152,900	1,000	0.7%
		26.75%	27.75%		24.82%	14.15%	6.53%				100.00%					
22	Irrigation Usage (Metered basis effective January 1, 2020)												-			
23	Lines 12, 13, and 14 Stock Items: Irrigation Materials, Street Light Materials, and Misc Maintenance Materials. 30% overhead to TCOA for Lines 1, 2, and 3	(1,348)	(1,396)	5,032	(1,249)	(712)	(329)				-				-	
	Grand Total	1,046,921	1,402,775	21,806	943,327	989,723	349,554	37,044	22,460	-	4,813,610	4,813,242	4,814,140	4,599,980	214,160	4.7%
		21.75%	29.14%	0.45%	19.60%	20.56%	7.26%	0.77%	0.47%	0.00%	100.00%					

1 This section is allocated based on ERU's (Equivalent Residential Units).
2 This section is allocated based on ERU's, after taking into account the percentage from Corporate Park.
3 This section is allocated based on ERU's, after taking into account the percentage from Corporate Park.
4 This section is allocated based on ERU's, after taking into account the percentage from Corporate Park.
5 This section is allocated based on ERU'S.
6 This section is allocated based on its geographical location as outlined in memo of 6/26/05 from SMR and updated per May 2017 email from Tony Chiafolo
7 This section is allocated based on its geographical location as outlined in memo of 6/26/05 from SMR and updated per May 2017 email from Tony Chiafolo
8 This section is allocated based on ERU'S.
9 This section is allocated based on ERU'S.
10 This section is allocated based on ERU'S.
11 This section is allocated based on ERU'S.
12 This section is allocated based on ERU'S.
13 This section is allocated based on ERU'S.
14 This section is allocated based on ERU'S.
15a This item is allocated between parties based on quantity of work within each District
15b This item is allocated between parties based on quantity of work within each District
15c This item is allocated between all Districts based on ERU'S
16 This item is allocated between all Districts based on ERU'S.
17 Based on Interlocal Agreement CDD2/CDD5/CDD6.
18 Based on Interlocal Agreement CDD2/CDD5/CDD6.
19 This item is allocated to all Districts based on ERU's. Amounts payable to SMR.
20 This item is allocated between all residential ERU'S.
21 This item is allocated between all residential ERU'S.
22 Based on metering effective January 1, 2020.
23 Based on agreement with SMR (BW) regarding overhead charges for materials used in Lines 1, 2, and 3.

TOWN HALL/MAINTENANCE FACILITY
Interlocal Service Agreement (ISA)
Debt Service and Operations & Maintenance Appropriations

	FY2027				FY2026			
	2026 EDU'S	% of Total for Debt Service Only	% of Total OPS Only	Total OPS	2025 EDU'S	% of Total for Debt Service Only	% of Total OPS Only	Total OPS
District 1	1,819	26.75%	23.42%	145,111	1,819	26.75%	23.42%	158,695
District 2	1,887	27.75%	24.30%	150,536	1,887	27.75%	24.30%	164,627
TCOA	967	0.00%	12.45%	77,143	967	0.00%	12.45%	84,364
District 4	1,688	24.82%	21.73%	134,660	1,688	24.82%	21.73%	147,266
District 5	962	14.15%	12.39%	76,744	962	14.15%	12.39%	83,928
District 6	444	6.53%	5.72%	35,420	444	6.53%	5.72%	38,736
Totals	7,767	100.00%	100.00%	619,614	7,767	100.00%	100.00%	677,616
	Per Unit Districts			**$79.78**	**Per Unit Districts**			**$87.24**
	Per Unit TCOA			**$79.78**	**Per Unit TCOA**			**$87.24**
FY2027 Increase/(Decrease)								
	Per Unit Districts			-$7.47				
	Per Unit TCOA			-$7.47				

CDD1 FUND BALANCE/RESERVES

	Fund Balance Classifications							
				Assigned			Restricted	
	Nonspendable	Unassigned	General	Infrastructure	CIP	Subsequent Yr	Infrastructure	Subsequent Yr
Fund Blance: 9/30/2025 Audit	**$ -**	**$ 533,961**	**$ -**	**$ 182,000**	**$ 26,618**	**$ 383,120**	**$ -**	**$ -**
FY2026 Activity:								
Re-classification:								
Nonspendable to Unassigned (Prior Year)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Nonspendable to Unassigned	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transferred from Unassigned	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sources of Funding:								
Carry Forward Use	$ -	$ 183,000	$ -	$ -	$ -	$ (183,000)	$ -	$ -
Infrastructure Reserves	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CIP (Special Projects)	$ -	$ -	$ -	$ -	$ 200,120	$ (200,120)	$ -	$ -
Restricted: Infrastructure Improvements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Appropriation Transfers:								
General Reserves	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Infrastructure Reserves	$ -	$ (100,000)	$ -	$ 100,000	$ -	$ -	$ -	$ -
CIP (Special Projects)	$ -	$ (50,000)	$ -	$ -	$ 50,000	$ -	$ -	$ -
Subsequent Years Expenditures: (FY2027)								
Carry Forward Surplus	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CIP (Special Projects)	$ -	$ -	$ -	$ -	$ (33,600)	$ 33,600		
Restricted: Infrastructure Improvements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Projected Year-end Results Surplus (Deficit)	$ -	**$ 40,589**	$ -	$ -	$ -	$ -	$ -	$ -
Fund Blance: 9/30/2026 Projected (Unaudited)	**$ -**	**$ 607,540**	**$ -**	**$ 282,000**	**$ 243,138**	**$ 33,500**	**$ -**	**$ -**
		a	*b*	*c*	*d*		*e*	

Footnotes:

a Benchmark: 20% of Annual Budget Appropriations less Other Funding Sources, Projects and Reserve Contributions

Balances in excess of benchmark available for use to defray future expense and assessment increases

Goal	***$ 634,168***
Variance	***$ (26,628)***

b Benchmark: 20% of Annual Budget Appropriations less Other Funding Sources, Projects and Reserve Contributions

Balances in excess of benchmark available for use to defray future expense and assessment increases

Goal	***$ 634,168***
Variance	***$ (634,168)***

c Benchmark: Cap at $500,000; appropriate $25,000 annually in fiscal year budget.

Goal	***$ 500,000***
Variance	***$ (218,000)***

d Cumulative set aside: minimum requirement for deferred asset maintenance and replacement should be based on CIP plan as reflected through the Asset Reserve Study of April 2017.

Goal	***TBD***
Variance	***$ -***

e Restricted Infrastructure Reserves established through remaining balances of Paid Off Series 2004 Bonds