

**THREE RIVERS
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 423,487				\$ 545,430
Allowable discounts (4%)	(16,939)				(21,817)
Assessment levy: on-roll - net	406,548	\$ 202,156	\$ 99,831	\$ 301,987	523,613
Assessment levy: off-roll	151,880	256,441	-	256,441	256,345
Landowner contribution: TR SD	36,240	14,987	34,045	49,032	-
Developer contribution: LOS2 CDD	111,810	55,688	67,260	122,948	-
Interest & miscellaneous	-	809	-	809	-
Total revenues	706,478	530,081	201,136	731,217	779,958
EXPENDITURES					
Professional & administrative: TR SD					
Supervisors	12,800	646	12,154	12,800	12,800
Management/accounting/recording*	6,000	3,000	13,500	16,500	48,000
Legal	7,500	4,552	5,000	9,552	15,000
Engineering	-	240	-	240	10,000
Audit	-	-	-	-	9,500
Arbitrage rebate calculation*	-	-	-	-	2,000
Dissemination agent*	-	-	-	-	4,000
Trustee*	-	-	-	-	16,000
Telephone	100	50	50	100	400
Postage	500	105	395	500	2,000
Printing & binding	250	125	125	250	1,000
Legal advertising	1,750	686	1,064	1,750	5,000
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	300	5,500	7,500
Contingencies/bank charges	750	538	212	750	750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser	-	-	-	-	-
Tax collector	-	-	-	-	10,909
Total professional & administrative: TR SD	36,240	15,317	33,715	49,032	145,949
Field operations: TR SD					
Field ops management & accounting	-	-	-	-	10,000
Electric	-	-	-	-	30,000
Reclaimed water	-	-	-	-	60,000
Well pump maintenance	-	-	-	-	15,000
Wetland maintenance	-	-	-	-	275,000
Wetland Monitoring	-	-	-	-	12,500
Fountain maintenance	-	-	-	-	20,000
Pond contract	-	-	-	-	80,000
Irrigation contract	-	-	-	-	90,000
Irrigation pump maintenance	-	-	-	-	30,000
Drainage maintenance	-	-	-	-	7,500
Curb replacement	-	-	-	-	4,000
Total field operations: TR SD	-	-	-	-	634,000

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	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
Professional & administrative: LOS					
Supervisors	12,800	4,800	8,000	12,800	-
Management/accounting/recording	48,000	24,000	8,000	32,000	-
Legal	15,000	1,858	13,142	15,000	-
Engineering	15,000	6,015	8,985	15,000	-
Engineer's report	-	-	-	-	-
Audit	9,000	-	9,000	9,000	-
Arbitrage rebate calculation	500	-	500	500	-
Assessment roll preparation	5,500	2,750	2,750	5,500	-
Dissemination agent	2,000	1,500	500	2,000	-
Dissemination agent - 2nd bond series*	-	-	-	-	-
Trustee	12,000	-	12,000	12,000	-
Telephone	200	100	100	200	-
Postage	500	459	41	500	-
Legal advertising	1,500	699	801	1,500	-
Annual special district fee	175	175	-	175	-
Insurance	6,365	6,017	348	6,365	-
Office supplies	500	-	500	500	-
Miscellaneous/bank charges	500	-	500	500	-
Reamortization schedules	-	-	-	-	-
Website hosting & maintenance	705	-	705	705	-
Website ADA compliance	210	-	210	210	-
Property appraiser & tax collector	3,100	2,977	123	3,100	-
Tax collector	-	-	-	-	-
Electricity	-	-	-	-	-
Total professional & administrative: LOS CDD	133,555	51,350	66,205	117,555	-
Professional & administrative: LOS2 CDD					
Supervisors	12,800	6,459	6,341	12,800	-
Management/accounting/recording	48,000	12,000	36,000	48,000	-
PROPOSED BUDGET	-	-	-	-	-
Legal	20,000	4,331	15,669	20,000	-
Engineering	10,000	12,303	-	12,303	-
Audit*	3,500	3,000	500	3,500	-
Arbitrage rebate calculation*	750	-	750	750	-
Dissemination agent*	1,000	-	1,000	1,000	-
Trustee*	4,000	-	4,000	4,000	-
Telephone	200	100	100	200	-
Postage	500	427	73	500	-
Printing & binding	1,000	250	750	1,000	-
Legal advertising	2,500	1,034	1,466	2,500	-
Annual special district fee	175	175	-	175	-
Insurance	5,720	5,908	-	5,908	-
Contingencies/bank charges	750	434	316	750	-
Hosting & maintenance	705	705	-	705	-
ADA compliance	210	-	210	210	-
Total professional & administrative: LOS2 CDD	111,810	47,126	67,175	114,301	-
Total professional & administrative: Combined	281,605	113,793	167,095	280,888	145,949

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	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Field operations: LOS					
Field ops management & accounting	10,000	5,000	5,000	10,000	-
Electric	30,000	9,977	20,023	30,000	-
Reclaimed water	40,000	3,636	36,364	40,000	-
Well pump maintenance	10,000	-	10,000	10,000	-
Wetland maintenance	175,000	40,450	80,000	120,450	-
Wetland contract	7,500	4,050	3,450	7,500	-
Fountain maintenance	20,000	1,425	18,575	20,000	-
Pond contract	45,000	22,250	22,750	45,000	-
Irrigation contract	60,000	29,145	30,855	60,000	-
Irrigation pump maintenance	15,000	1,436	13,564	15,000	-
Drainage maintenance	5,000	-	5,000	5,000	-
Irrigation repairs	-	13,620	-	13,620	-
Curb replacement	2,000	-	2,000	2,000	-
Centralus system	-	26,000	-	26,000	-
Total field operations: LOS	<u>419,500</u>	<u>156,989</u>	<u>247,581</u>	<u>404,570</u>	<u>-</u>
Total expenditures	<u>701,105</u>	<u>270,782</u>	<u>414,676</u>	<u>685,458</u>	<u>779,949</u>
Excess/(deficiency) of revenues over/(under) expenditures TR CDD	-	(330)	330	-	9
Excess/(deficiency) of revenues over/(under) expenditures LOS CDD	5,373	251,067	(213,955)	37,112	-
Excess/(deficiency) of revenues over/(under) expenditures LOS2 CDD	-	8,562	85	8,647	-
Total excess/(deficiency) of revenues over/(under) expenditures	<u>5,373</u>	<u>259,299</u>	<u>(213,540)</u>	<u>45,759</u>	<u>9</u>
Fund balance - beginning (unaudited) TR SD	-	-	(330)	-	165,494
Fund balance - beginning (unaudited) LOS CDD	116,542	128,382	379,449	128,382	-
Fund balance - beginning (unaudited) LOS2 CDD	-	(8,647)	(85)	(8,647)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	121,915	379,034	165,494	165,494	165,503
Fund balance - ending	<u>\$ 121,915</u>	<u>\$ 379,034</u>	<u>\$ 165,494</u>	<u>\$ 165,494</u>	<u>\$ 165,503</u>

**THREE RIVERS
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Off-Roll (Three Rivers)

Product	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Unplatted Acres	2,737.10	\$ 31.80	\$ -	\$ 31.80	n/a
Total	2,737.10				

On-Roll Assessments - Assessment Area 1 (2021A-1)* (Lakes of Sarasota)

Product	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Paired Villas	122	\$ 416.08	\$ 721.18	\$ 1,137.26	\$ 1,205.22
SF 33'	54	489.90	869.58	1,359.48	1,439.50
SF 40'	29	597.27	1,008.09	1,605.36	1,702.92
SF 45'	54	671.09	1,107.02	1,778.11	1,887.73
SF 60'	40	892.55	1,403.82	2,296.37	2,442.16
Total	299				

On-Roll Assessments - Assessment Area 2 (2021B-1) (Lakes of Sarasota)**

Product	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 33'	56	\$ 489.90	\$ 863.98	\$ 1,353.88	\$ 1,433.90
SF 40'	98	597.27	1,001.58	1,598.85	1,696.41
SF 45'	77	671.09	1,099.87	1,770.96	1,880.58
SF 60'	38	892.55	1,394.76	2,287.31	2,433.10
Total	269				

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PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments - Assessment Area 3&4 (Series 2024A)* (Lakes of Sarasota)**

Product	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Townhomes	138	\$ 416.08	\$ 659.96	\$ 1,076.04	n/a
SF 33' (1)	11	489.90	1,507.41	1,997.31	n/a
SF 33' (2)	32	489.90	1,767.90	2,257.80	n/a
SF 40' (1)	3	597.27	1,767.90	2,365.17	n/a
SF 40' (2)	28	597.27	1,966.39	2,563.66	n/a
SF 45'	98	671.09	1,966.39	2,637.48	n/a
SF 60'	50	892.55	2,519.86	3,412.41	n/a
Total	360				

* Please note that the Assessment Area 1 Units are also subject to the Series 2021A-2 Bonds

** Please note that the Assessment Area 2 Units are also subject to the Series 2021B-2 Bonds

*** Please note that the Assessment Area 3&4 Units are also subject to the Series 2021B-2 Bonds

Off-Roll Assessments (Lakes of Sarasota 2)

Product	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 45'	138	\$ 548.82	\$ 2,126.22	\$ 2,675.04	n/a
SF 52'	3	630.83	2,456.97	3,087.80	n/a
SF 62'	103	750.68	2,929.46	3,680.14	n/a
Total	244				

Off-Roll Assessments - Future Phases (Lakes of Sarasota 2)

Product	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 52'	107	\$ 31.80	\$ -	\$ 31.80	n/a
SF 62'	82	37.84	-	37.84	n/a
Paired Villa 37.5'	178	22.89	-	22.89	n/a
TH 20'	108	12.08	-	12.08	n/a
Cottage - Single	138	11.13	-	11.13	n/a
Cottage - Double	98	9.54	-	9.54	n/a
Total	711				