

**THREE RIVERS
STEWARDSHIP DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**THREE RIVERS
STEWARDSHIP DISTRICT
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**THREE RIVERS
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Budget FY 2027
REVENUES					
Assessment levy: on-roll - gross	\$ 545,430				\$ 968,487
Allowable discounts (4%)	(21,817)				(38,739)
Assessment levy: on-roll - net	523,613	\$ 226,732	\$ 148,944	\$ 375,676	929,748
Assessment levy: off-roll	256,345	404,282	-	404,282	376,725
Lot closing	-	2,471	-	2,471	-
Total revenues	779,958	633,485	148,944	782,429	1,306,473
EXPENDITURES					
Professional & administrative: TR SD					
Supervisors	12,800	3,229	4,000	7,229	12,800
Management/accounting/recording*	48,000	24,000	24,000	48,000	48,000
Legal	15,000	3,264	7,500	10,764	15,000
Engineering	10,000	125	5,000	5,125	10,000
Audit	9,500	-	9,500	9,500	9,500
Arbitrage rebate calculation*	2,000	-	2,000	2,000	2,000
Dissemination agent*	4,000	2,000	2,000	4,000	4,000
Trustee*	16,000	4,246	11,754	16,000	16,000
Telephone	400	200	200	400	400
Postage	2,000	384	1,000	1,384	2,000
Printing & binding	1,000	500	500	1,000	1,000
Legal advertising	5,000	197	2,500	2,697	5,000
Annual special district fee	175	175	-	175	175
Insurance	7,500	5,512	-	5,512	6,500
Contingencies/bank charges	750	1,044	1,000	2,044	2,000
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	10,909	3,396	2,000	5,396	19,370
Total professional & administrative: TR SD	145,949	48,272	73,869	122,141	154,660

**THREE RIVERS
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Budget FY 2027
Field operations: TR SD					
Field ops management & accounting	10,000	-	10,000	10,000	10,000
Electric	30,000	8,086	10,000	18,086	30,000
Property insurance*					25,000
Reclaimed water	60,000	12,187	15,000	27,187	60,000
Well pump maintenance	15,000	14,779	15,000	29,779	30,000
Wetland maintenance	275,000	104,175	170,825	275,000	285,000
Wetland Monitoring	12,500	5,400	7,100	12,500	17,000
Fountain maintenance	20,000	5,025	10,000	15,025	20,000
Pond contract	80,000	22,250	57,750	80,000	92,000
Irrigation contract	90,000	46,790	45,000	91,790	140,000
Irrigation pump maintenance	30,000	-	30,000	30,000	30,000
Irrigation repairs	-	1,175	-	1,175	-
Drainage maintenance	7,500	-	3,250	3,250	7,500
Curb replacement	4,000	-	2,000	2,000	4,000
Amenity complex*	-	-	-	-	75,000
Common areas (hardscape/roads)*	-	-	-	-	29,300
Landscaping maintenance*	-	-	-	-	297,000
Total field operations: TR SD	634,000	219,867	375,925	595,792	1,151,800
Total expenditures	779,949	268,139	449,794	717,933	1,306,460
Excess/(deficiency) of revenues over/(under) expenditures TR CDD	9	365,346	(300,850)	64,496	13
Fund balance - beginning (unaudited) TR SD	1,180,982	184,622	549,968	184,622	249,118
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	1,180,991	549,968	249,118	249,118	249,131
Fund balance - ending	<u>\$ 1,180,991</u>	<u>\$ 549,968</u>	<u>\$ 249,118</u>	<u>\$ 249,118</u>	<u>\$ 249,131</u>

* New Accounts Related to Sageleaf coming online

**THREE RIVERS
STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative: TR SD

Supervisors	\$ 12,800
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording*	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	15,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	10,000
The District's Engineer will provide construction and consulting services, to assist the	
Audit	9,500
Statutorily required for the District to undertake an independent examination of its	
Arbitrage rebate calculation*	2,000
To ensure the District's compliance with all tax regulations, annual computations are	
Dissemination agent*	4,000
The District must annually disseminate financial information in order to comply with the	
Trustee	16,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	400
Telephone and fax machine.	
Postage	2,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	1,000
Letterhead, envelopes, copies, agenda packages	
Legal advertising	5,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	2,000
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Tax collector	19,370
Field operations: TR SD	
Field ops management & accounting	10,000
Electric	30,000
Property insurance*	25,000
Reclaimed water	60,000
Well pump maintenance	30,000
Wetland maintenance	285,000

**THREE RIVERS
STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Wetland Monitoring	17,000
Fountain maintenance	20,000
Pond contract	92,000
Irrigation contract	140,000
Irrigation pump maintenance	30,000
Drainage maintenance	7,500
Curb replacement	4,000
Amenity complex*	75,000
Common areas (hardscape/roads)*	29,300
Landscaping maintenance*	297,000
Total expenditures	<u><u>\$ 1,306,460</u></u>

**THREE RIVERS STEWARDSHIP DISTRICT
LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021A-1 AND A-2
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 280,108				\$ 280,108
Allowable discounts (4%)	(11,204)				(11,204)
Assessment levy: net	268,904	\$ 237,066	\$ 31,838	\$ 268,904	268,904
Special assessment: off-roll	24,800	24,984	-	24,984	15,500
Assessment prepayments	-	56,905	-	56,905	-
Interest	-	10,706	-	10,706	-
Total revenues	293,704	329,661	31,838	361,499	284,404
EXPENDITURES					
Debt service					
Principal - 2021A-1	95,000	-	95,000	95,000	100,000
Principal prepayments - 2021A-2	-	130,000	50,000	180,000	-
Interest - 2021A-1	163,298	80,343	82,955	163,298	160,685
Interest - 2021A-2	24,800	11,383	13,417	24,800	15,500
Total debt service	283,098	221,726	241,372	463,098	276,185
Other fees & charges					
Tax collector	5,602	3,550	2,052	5,602	5,602
Total other fees & charges	5,602	3,550	2,052	5,602	5,602
Total expenditures	288,700	225,276	243,424	468,700	281,787
Excess/(deficiency) of revenues over/(under) expenditures	5,004	104,385	(211,586)	(107,201)	2,617
Fund balance:					
Net increase/(decrease) in fund balance	5,004	104,385	(211,586)	(107,201)	2,617
Beginning fund balance (unaudited)	1,072,297	474,982	579,367	474,982	367,781
Ending fund balance (projected)	<u>\$1,077,301</u>	<u>\$ 579,367</u>	<u>\$ 367,781</u>	<u>\$ 367,781</u>	<u>370,398</u>
Use of fund balance:					
Debt service reserve account balance (required)					(145,750)
Principal and Interest expense - November 1, 2027					(86,393)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 138,255</u>

**THREE RIVERS STEWARDSHIP DISTRICT
LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			81,648.75	81,648.75	4,175,000.00
05/01/26	95,000.00	2.750%	81,648.75	176,648.75	4,080,000.00
11/01/26			80,342.50	80,342.50	4,080,000.00
05/01/27	100,000.00	3.400%	80,342.50	180,342.50	3,980,000.00
11/01/27			78,642.50	78,642.50	3,980,000.00
05/01/28	105,000.00	3.400%	78,642.50	183,642.50	3,875,000.00
11/01/28			76,857.50	76,857.50	3,875,000.00
05/01/29	105,000.00	3.400%	76,857.50	181,857.50	3,770,000.00
11/01/29			75,072.50	75,072.50	3,770,000.00
05/01/30	110,000.00	3.400%	75,072.50	185,072.50	3,660,000.00
11/01/30			73,202.50	73,202.50	3,660,000.00
05/01/31	115,000.00	3.400%	73,202.50	188,202.50	3,545,000.00
11/01/31			71,247.50	71,247.50	3,545,000.00
05/01/32	120,000.00	3.900%	71,247.50	191,247.50	3,425,000.00
11/01/32			68,907.50	68,907.50	3,425,000.00
05/01/33	125,000.00	3.900%	68,907.50	193,907.50	3,300,000.00
11/01/33			66,470.00	66,470.00	3,300,000.00
05/01/34	125,000.00	3.900%	66,470.00	191,470.00	3,175,000.00
11/01/34			64,032.50	64,032.50	3,175,000.00
05/01/35	135,000.00	3.900%	64,032.50	199,032.50	3,040,000.00
11/01/35			61,400.00	61,400.00	3,040,000.00
05/01/36	140,000.00	3.900%	61,400.00	201,400.00	2,900,000.00
11/01/36			58,670.00	58,670.00	2,900,000.00
05/01/37	145,000.00	3.900%	58,670.00	203,670.00	2,755,000.00
11/01/37			55,842.50	55,842.50	2,755,000.00
05/01/38	150,000.00	3.900%	55,842.50	205,842.50	2,605,000.00
11/01/38			52,917.50	52,917.50	2,605,000.00
05/01/39	155,000.00	3.900%	52,917.50	207,917.50	2,450,000.00
11/01/39			49,895.00	49,895.00	2,450,000.00
05/01/40	160,000.00	3.900%	49,895.00	209,895.00	2,290,000.00
11/01/40			46,775.00	46,775.00	2,290,000.00
05/01/41	170,000.00	3.900%	46,775.00	216,775.00	2,120,000.00
11/01/41			43,460.00	43,460.00	2,120,000.00
05/01/42	175,000.00	4.100%	43,460.00	218,460.00	1,945,000.00
11/01/42			39,872.50	39,872.50	1,945,000.00
05/01/43	180,000.00	4.100%	39,872.50	219,872.50	1,765,000.00
11/01/43			36,182.50	36,182.50	1,765,000.00
05/01/44	190,000.00	4.100%	36,182.50	226,182.50	1,575,000.00
11/01/44			32,287.50	32,287.50	1,575,000.00
05/01/45	195,000.00	4.100%	32,287.50	227,287.50	1,380,000.00

**THREE RIVERS STEWARDSHIP DISTRICT
LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/45			28,290.00	28,290.00	1,380,000.00
05/01/46	205,000.00	4.100%	28,290.00	233,290.00	1,175,000.00
11/01/46			24,087.50	24,087.50	1,175,000.00
05/01/47	215,000.00	4.100%	24,087.50	239,087.50	960,000.00
11/01/47			19,680.00	19,680.00	960,000.00
05/01/48	225,000.00	4.100%	19,680.00	244,680.00	735,000.00
11/01/48			15,067.50	15,067.50	735,000.00
05/01/49	235,000.00	4.100%	15,067.50	250,067.50	500,000.00
11/01/49			10,250.00	10,250.00	500,000.00
05/01/50	245,000.00	4.100%	10,250.00	255,250.00	255,000.00
11/01/50			5,227.50	5,227.50	255,000.00
05/01/51	255,000.00	4.100%	5,227.50	260,227.50	-
Total	4,175,000.00		2,632,657.50	6,807,657.50	

**THREE RIVERS STEWARDSHIP DISTRICT
LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021A-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25	130,000.00		11,237.50	141,237.50	450,000.00
02/01/26	15,000.00		145.31	15,145.31	435,000.00
05/01/26	35,000.00		8,428.13	43,428.13	400,000.00
11/01/26			7,750.00	7,750.00	400,000.00
05/01/27			7,750.00	7,750.00	400,000.00
11/01/27			7,750.00	7,750.00	400,000.00
05/01/28			7,750.00	7,750.00	400,000.00
11/01/28			7,750.00	7,750.00	400,000.00
05/01/29			7,750.00	7,750.00	400,000.00
11/01/29			7,750.00	7,750.00	400,000.00
05/01/30			7,750.00	7,750.00	400,000.00
11/01/30			7,750.00	7,750.00	400,000.00
05/01/31	400,000.00	3.875%	7,750.00	407,750.00	-
Total	580,000.00		97,310.94	677,310.94	

**THREE RIVERS STEWARDSHIP DISTRICT
LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021 B-1 AND B-2
FISCAL YEAR 2026**

	Fiscal Year 2026				Proposed Budget
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Projected through 9/30/2026	Budget FY 2027
REVENUES					
Special assessment - on-roll	\$ 284,229				\$ 284,229
Allowable discounts (4%)	(11,369)				(11,369)
Assessment levy: net	272,860	\$ 121,572	\$ 151,288	\$ 272,860	272,860
Special assessment: off-roll	186,656	182,039	4,617	186,656	133,238
Assessment prepayments	-	690,440	-	690,440	-
Interest	-	22,343	-	22,343	-
Total revenues	459,516	1,016,394	155,905	1,172,299	406,098
EXPENDITURES					
Debt service					
Principal - 2021B-1	90,000	-	90,000	90,000	95,000
Principal prepayments - 2021B-2	-	785,000	420,000	1,205,000	-
Interest - 2021B-1	169,479	84,739	84,740	169,479	166,779
Interest - 2021B-2	186,656	94,566	92,090	186,656	133,238
Total debt service	446,135	964,305	686,830	1,651,135	395,017
Other fees & charges					
Tax collector	5,685	1,821	3,864	5,685	5,685
Total other fees & charges	5,685	1,821	3,864	5,685	5,685
Total expenditures	451,820	966,126	690,694	1,656,820	400,702
Excess/(deficiency) of revenues over/(under) expenditures	7,696	50,268	(534,789)	(484,521)	5,396
Fund balance:					
Beginning fund balance (unaudited)	830,579	1,249,017	1,299,285	1,249,017	764,496
Ending fund balance (projected)	<u>\$838,275</u>	<u>\$1,299,285</u>	<u>\$ 764,496</u>	<u>\$ 764,496</u>	<u>769,892</u>
Use of fund balance:					
Debt service reserve account balance (required)					(395,726)
Interest expense - November 1, 2027					(148,286)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 225,880</u>

**THREE RIVERS STEWARDSHIP DISTRICT
LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021B-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			84,739.38	84,739.38	4,105,000.00
05/01/26	90,000.00	3.000%	84,739.38	174,739.38	4,015,000.00
11/01/26			83,389.38	83,389.38	4,015,000.00
05/01/27	95,000.00	3.625%	83,389.38	178,389.38	3,920,000.00
11/01/27			81,667.50	81,667.50	3,920,000.00
05/01/28	100,000.00	3.625%	81,667.50	181,667.50	3,820,000.00
11/01/28			79,855.00	79,855.00	3,820,000.00
05/01/29	100,000.00	3.625%	79,855.00	179,855.00	3,720,000.00
11/01/29			78,042.50	78,042.50	3,720,000.00
05/01/30	105,000.00	3.625%	78,042.50	183,042.50	3,615,000.00
11/01/30			76,139.38	76,139.38	3,615,000.00
05/01/31	110,000.00	3.625%	76,139.38	186,139.38	3,505,000.00
11/01/31			74,145.63	74,145.63	3,505,000.00
05/01/32	115,000.00	4.125%	74,145.63	189,145.63	3,390,000.00
11/01/32			71,773.75	71,773.75	3,390,000.00
05/01/33	120,000.00	4.125%	71,773.75	191,773.75	3,270,000.00
11/01/33			69,298.75	69,298.75	3,270,000.00
05/01/34	125,000.00	4.125%	69,298.75	194,298.75	3,145,000.00
11/01/34			66,720.63	66,720.63	3,145,000.00
05/01/35	130,000.00	4.125%	66,720.63	196,720.63	3,015,000.00
11/01/35			64,039.38	64,039.38	3,015,000.00
05/01/36	135,000.00	4.125%	64,039.38	199,039.38	2,880,000.00
11/01/36			61,255.00	61,255.00	2,880,000.00
05/01/37	140,000.00	4.125%	61,255.00	201,255.00	2,740,000.00
11/01/37			58,367.50	58,367.50	2,740,000.00
05/01/38	145,000.00	4.125%	58,367.50	203,367.50	2,595,000.00
11/01/38			55,376.88	55,376.88	2,595,000.00
05/01/39	150,000.00	4.125%	55,376.88	205,376.88	2,445,000.00
11/01/39			52,283.13	52,283.13	2,445,000.00
05/01/40	160,000.00	4.125%	52,283.13	212,283.13	2,285,000.00
11/01/40			48,983.13	48,983.13	2,285,000.00
05/01/41	165,000.00	4.125%	48,983.13	213,983.13	2,120,000.00
11/01/41			45,580.00	45,580.00	2,120,000.00
05/01/42	175,000.00	4.300%	45,580.00	220,580.00	1,945,000.00
11/01/42			41,817.50	41,817.50	1,945,000.00
05/01/43	180,000.00	4.300%	41,817.50	221,817.50	1,765,000.00
11/01/43			37,947.50	37,947.50	1,765,000.00
05/01/44	190,000.00	4.300%	37,947.50	227,947.50	1,575,000.00
11/01/44			33,862.50	33,862.50	1,575,000.00
05/01/45	195,000.00	4.300%	33,862.50	228,862.50	1,380,000.00

**THREE RIVERS STEWARDSHIP DISTRICT
LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021B-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/45			29,670.00	29,670.00	1,380,000.00
05/01/46	205,000.00	4.300%	29,670.00	234,670.00	1,175,000.00
11/01/46			25,262.50	25,262.50	1,175,000.00
05/01/47	215,000.00	4.300%	25,262.50	240,262.50	960,000.00
11/01/47			20,640.00	20,640.00	960,000.00
05/01/48	225,000.00	4.300%	20,640.00	245,640.00	735,000.00
11/01/48			15,802.50	15,802.50	735,000.00
05/01/49	235,000.00	4.300%	15,802.50	250,802.50	500,000.00
11/01/49			10,750.00	10,750.00	500,000.00
05/01/50	245,000.00	4.300%	10,750.00	255,750.00	255,000.00
11/01/50			5,482.50	5,482.50	255,000.00
05/01/51	255,000.00	4.300%	5,482.50	260,482.50	-
Total	4,105,000.00		2,745,783.84	6,850,783.84	

**THREE RIVERS STEWARDSHIP DISTRICT
LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021B-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25	485,000.00		91,471.88	576,471.88	3,950,000.00
02/01/26	300,000.00		3,093.75	303,093.75	3,650,000.00
05/01/26	420,000.00		75,281.25	495,281.25	3,230,000.00
11/01/26			66,618.75	66,618.75	3,230,000.00
05/01/27			66,618.75	66,618.75	3,230,000.00
11/01/27			66,618.75	66,618.75	3,230,000.00
05/01/28			66,618.75	66,618.75	3,230,000.00
11/01/28			66,618.75	66,618.75	3,230,000.00
05/01/29			66,618.75	66,618.75	3,230,000.00
11/01/29			66,618.75	66,618.75	3,230,000.00
05/01/30			66,618.75	66,618.75	3,230,000.00
11/01/30			66,618.75	66,618.75	3,230,000.00
05/01/31	3,230,000.00	4.125%	66,618.75	3,296,618.75	-
Total	4,435,000.00		836,034.38	5,271,034.38	

**THREE RIVERS STEWARDSHIP DISTRICT
LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024A AND 2024B
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 543,291				\$ 543,291
Allowable discounts (4%)	(21,732)				(21,732)
Assessment levy: net	521,559	\$ 22,491	\$ 499,068	\$ 521,559	521,559
Special assessment: off-roll	610,050	614,062	-	614,062	480,900
Assessment prepayments	-	2,507,140	-	2,507,140	-
Interest	-	21,540	-	21,540	-
Total revenues	1,131,609	3,165,233	499,068	3,664,301	1,002,459
EXPENDITURES					
Debt service					
Principal - 2024A	105,000	-	105,000	105,000	110,000
Principal prepayments - 2024B	-	2,010,000	450,000	2,460,000	-
Interest - 2024A	400,155	200,077	200,078	400,155	395,168
Interest - 2024B	610,050	331,406	278,644	610,050	480,900
Total debt service	1,115,205	2,541,483	1,033,722	3,575,205	986,068
Other fees & charges					
Tax collector	10,866	337	10,529	10,866	10,866
Total other fees & charges	10,866	337	10,529	10,866	10,866
Total expenditures	1,126,071	2,541,820	1,044,251	3,586,071	996,934
Excess/(deficiency) of revenues over/(under) expenditures	5,538	623,413	(545,183)	78,230	5,525
Fund balance:					
Beginning fund balance (unaudited)	1,160,407	1,141,343	1,764,756	1,141,343	1,219,573
Ending fund balance (projected)	<u>\$1,165,945</u>	<u>\$1,764,756</u>	<u>\$1,219,573</u>	<u>\$1,219,573</u>	<u>1,225,098</u>
Use of fund balance:					
Debt service reserve account balance (required)					(493,080)
Interest expense - November 1, 2027					(435,421)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 296,597</u>

**THREE RIVERS STEWARDSHIP DISTRICT
LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024A AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			200,077.50	200,077.50	7,390,000.00
05/01/26	105,000.00	4.750%	200,077.50	305,077.50	7,285,000.00
11/01/26			197,583.75	197,583.75	7,285,000.00
05/01/27	110,000.00	4.750%	197,583.75	307,583.75	7,175,000.00
11/01/27			194,971.25	194,971.25	7,175,000.00
05/01/28	115,000.00	4.750%	194,971.25	309,971.25	7,060,000.00
11/01/28			192,240.00	192,240.00	7,060,000.00
05/01/29	120,000.00	4.750%	192,240.00	312,240.00	6,940,000.00
11/01/29			189,390.00	189,390.00	6,940,000.00
05/01/30	125,000.00	4.750%	189,390.00	314,390.00	6,815,000.00
11/01/30			186,421.25	186,421.25	6,815,000.00
05/01/31	135,000.00	4.750%	186,421.25	321,421.25	6,680,000.00
11/01/31			183,215.00	183,215.00	6,680,000.00
05/01/32	140,000.00	5.300%	183,215.00	323,215.00	6,540,000.00
11/01/32			179,505.00	179,505.00	6,540,000.00
05/01/33	145,000.00	5.300%	179,505.00	324,505.00	6,395,000.00
11/01/33			175,662.50	175,662.50	6,395,000.00
05/01/34	155,000.00	5.300%	175,662.50	330,662.50	6,240,000.00
11/01/34			171,555.00	171,555.00	6,240,000.00
05/01/35	165,000.00	5.300%	171,555.00	336,555.00	6,075,000.00
11/01/35			167,182.50	167,182.50	6,075,000.00
05/01/36	175,000.00	5.300%	167,182.50	342,182.50	5,900,000.00
11/01/36			162,545.00	162,545.00	5,900,000.00
05/01/37	180,000.00	5.300%	162,545.00	342,545.00	5,720,000.00
11/01/37			157,775.00	157,775.00	5,720,000.00
05/01/38	190,000.00	5.300%	157,775.00	347,775.00	5,530,000.00
11/01/38			152,740.00	152,740.00	5,530,000.00
05/01/39	205,000.00	5.300%	152,740.00	357,740.00	5,325,000.00
11/01/39			147,307.50	147,307.50	5,325,000.00
05/01/40	215,000.00	5.300%	147,307.50	362,307.50	5,110,000.00
11/01/40			141,610.00	141,610.00	5,110,000.00
05/01/41	225,000.00	5.300%	141,610.00	366,610.00	4,885,000.00
11/01/41			135,647.50	135,647.50	4,885,000.00
05/01/42	240,000.00	5.300%	135,647.50	375,647.50	4,645,000.00
11/01/42			129,287.50	129,287.50	4,645,000.00
05/01/43	250,000.00	5.300%	129,287.50	379,287.50	4,395,000.00
11/01/43			122,662.50	122,662.50	4,395,000.00
05/01/44	265,000.00	5.300%	122,662.50	387,662.50	4,130,000.00
11/01/44			115,640.00	115,640.00	4,130,000.00
05/01/45	280,000.00	5.600%	115,640.00	395,640.00	3,850,000.00
11/01/45			107,800.00	107,800.00	3,850,000.00
05/01/46	295,000.00	5.600%	107,800.00	402,800.00	3,555,000.00
11/01/46			99,540.00	99,540.00	3,555,000.00
05/01/47	315,000.00	5.600%	99,540.00	414,540.00	3,240,000.00
11/01/47			90,720.00	90,720.00	3,240,000.00
05/01/48	330,000.00	5.600%	90,720.00	420,720.00	2,910,000.00

**THREE RIVERS STEWARDSHIP DISTRICT
LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024A AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/48			81,480.00	81,480.00	2,910,000.00
05/01/49	350,000.00	5.600%	81,480.00	431,480.00	2,560,000.00
11/01/49			71,680.00	71,680.00	2,560,000.00
05/01/50	370,000.00	5.600%	71,680.00	441,680.00	2,190,000.00
11/01/50			61,320.00	61,320.00	2,190,000.00
05/01/51	390,000.00	5.600%	61,320.00	451,320.00	1,800,000.00
11/01/51			50,400.00	50,400.00	1,800,000.00
05/01/52	415,000.00	5.600%	50,400.00	465,400.00	1,385,000.00
11/01/52			38,780.00	38,780.00	1,385,000.00
05/01/53	435,000.00	5.600%	38,780.00	473,780.00	950,000.00
11/01/53			26,600.00	26,600.00	950,000.00
05/01/54	460,000.00	5.600%	26,600.00	486,600.00	490,000.00
11/01/54			13,720.00	13,720.00	490,000.00
05/01/55	490,000.00	5.600%	13,720.00	503,720.00	-
11/01/55			-	-	-
Total	7,390,000.00		7,890,117.50	15,280,117.50	

**THREE RIVERS STEWARDSHIP DISTRICT
LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024B AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			305,025.00	305,025.00	11,620,000.00
02/01/26	2,010,000.00		26,381.25	2,036,381.25	9,610,000.00
05/01/26	450,000.00		252,262.50	702,262.50	9,160,000.00
11/01/26			240,450.00	240,450.00	9,160,000.00
05/01/27			240,450.00	240,450.00	9,160,000.00
11/01/27			240,450.00	240,450.00	9,160,000.00
05/01/28			240,450.00	240,450.00	9,160,000.00
11/01/28			240,450.00	240,450.00	9,160,000.00
05/01/29			240,450.00	240,450.00	9,160,000.00
11/01/29			240,450.00	240,450.00	9,160,000.00
05/01/30			240,450.00	240,450.00	9,160,000.00
11/01/30			240,450.00	240,450.00	9,160,000.00
05/01/31			240,450.00	240,450.00	9,160,000.00
11/01/31			240,450.00	240,450.00	9,160,000.00
05/01/32			240,450.00	240,450.00	9,160,000.00
11/01/32			240,450.00	240,450.00	9,160,000.00
05/01/33			240,450.00	240,450.00	9,160,000.00
11/01/33			240,450.00	240,450.00	9,160,000.00
05/01/34	9,160,000.00	5.250%	240,450.00	9,400,450.00	-
Total	11,620,000.00		4,430,868.75	16,050,868.75	

**THREE RIVERS STEWARDSHIP DISTRICT
LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2
DEBT SERVICE FUND BUDGET - SERIES 2025A & 2025B
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ 1,310,504	\$ 805,883	\$ 504,621	\$ 1,310,504	\$ 1,303,744
Assessment prepayments	-	143,443	-	143,443	-
Interest	-	342,218	-	342,218	-
Total revenues	<u>1,310,504</u>	<u>1,291,544</u>	<u>504,621</u>	<u>1,796,165</u>	<u>1,303,744</u>
EXPENDITURES					
Debt service					
Principal - 2025A	125,000	-	125,000	125,000	130,000
Principal prepayments - 2025B	-	-	130,000	130,000	-
Interest	<u>1,186,780</u>	<u>593,390</u>	<u>593,390</u>	<u>1,186,780</u>	<u>1,174,395</u>
Total expenditures	<u>1,311,780</u>	<u>593,390</u>	<u>848,390</u>	<u>1,441,780</u>	<u>1,304,395</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,276)	698,154	(343,769)	354,385	(651)
Fund balance:					
Beginning fund balance (unaudited)	-	1,903,768	2,601,922	1,903,768	2,258,153
Ending fund balance (projected)	<u>\$ (1,276)</u>	<u>\$2,601,922</u>	<u>\$2,258,153</u>	<u>\$2,258,153</u>	<u>2,257,502</u>
Use of fund balance:					
Debt service reserve account balance (required)					(1,303,745)
Interest expense - November 1, 2027					(584,273)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 369,484</u>

**THREE RIVERS STEWARDSHIP DISTRICT
LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2
SERIES 2025A AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			239,400.00	239,400.00	8,720,000.00
05/01/26	125,000.00	4.500%	239,400.00	364,400.00	8,595,000.00
11/01/26			236,587.50	236,587.50	8,595,000.00
05/01/27	130,000.00	4.500%	236,587.50	366,587.50	8,465,000.00
11/01/27			233,662.50	233,662.50	8,465,000.00
05/01/28	135,000.00	4.500%	233,662.50	368,662.50	8,330,000.00
11/01/28			230,625.00	230,625.00	8,330,000.00
05/01/29	140,000.00	4.500%	230,625.00	370,625.00	8,190,000.00
11/01/29			227,475.00	227,475.00	8,190,000.00
05/01/30	150,000.00	4.500%	227,475.00	377,475.00	8,040,000.00
11/01/30			224,100.00	224,100.00	8,040,000.00
05/01/31	155,000.00	4.500%	224,100.00	379,100.00	7,885,000.00
11/01/31			220,612.50	220,612.50	7,885,000.00
05/01/32	160,000.00	4.500%	220,612.50	380,612.50	7,725,000.00
11/01/32			217,012.50	217,012.50	7,725,000.00
05/01/33	170,000.00	5.500%	217,012.50	387,012.50	7,555,000.00
11/01/33			212,337.50	212,337.50	7,555,000.00
05/01/34	180,000.00	5.500%	212,337.50	392,337.50	7,375,000.00
11/01/34			207,387.50	207,387.50	7,375,000.00
05/01/35	190,000.00	5.500%	207,387.50	397,387.50	7,185,000.00
11/01/35			202,162.50	202,162.50	7,185,000.00
05/01/36	200,000.00	5.500%	202,162.50	402,162.50	6,985,000.00
11/01/36			196,662.50	196,662.50	6,985,000.00
05/01/37	215,000.00	5.500%	196,662.50	411,662.50	6,770,000.00
11/01/37			190,750.00	190,750.00	6,770,000.00
05/01/38	225,000.00	5.500%	190,750.00	415,750.00	6,545,000.00
11/01/38			184,562.50	184,562.50	6,545,000.00
05/01/39	240,000.00	5.500%	184,562.50	424,562.50	6,305,000.00
11/01/39			177,962.50	177,962.50	6,305,000.00
05/01/40	250,000.00	5.500%	177,962.50	427,962.50	6,055,000.00
11/01/40			171,087.50	171,087.50	6,055,000.00
05/01/41	265,000.00	5.500%	171,087.50	436,087.50	5,790,000.00
11/01/41			163,800.00	163,800.00	5,790,000.00
05/01/42	280,000.00	5.500%	163,800.00	443,800.00	5,510,000.00
11/01/42			156,100.00	156,100.00	5,510,000.00
05/01/43	295,000.00	5.500%	156,100.00	451,100.00	5,215,000.00
11/01/43			147,987.50	147,987.50	5,215,000.00
05/01/44	310,000.00	5.500%	147,987.50	457,987.50	4,905,000.00
11/01/44			139,462.50	139,462.50	4,905,000.00
05/01/45	330,000.00	5.500%	139,462.50	469,462.50	4,575,000.00
11/01/45			130,387.50	130,387.50	4,575,000.00
05/01/46	350,000.00	5.700%	130,387.50	480,387.50	4,225,000.00
11/01/46			120,412.50	120,412.50	4,225,000.00
05/01/47	370,000.00	5.700%	120,412.50	490,412.50	3,855,000.00
11/01/47			109,867.50	109,867.50	3,855,000.00
05/01/48	390,000.00	5.700%	109,867.50	499,867.50	3,465,000.00

**THREE RIVERS STEWARDSHIP DISTRICT
LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2
SERIES 2025A AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/48			98,752.50	98,752.50	3,465,000.00
05/01/49	415,000.00	5.700%	98,752.50	513,752.50	3,050,000.00
11/01/49			86,925.00	86,925.00	3,050,000.00
05/01/50	440,000.00	5.700%	86,925.00	526,925.00	2,610,000.00
11/01/50			74,385.00	74,385.00	2,610,000.00
05/01/51	465,000.00	5.700%	74,385.00	539,385.00	2,145,000.00
11/01/51			61,132.50	61,132.50	2,145,000.00
05/01/52	490,000.00	5.700%	61,132.50	551,132.50	1,655,000.00
11/01/52			47,167.50	47,167.50	1,655,000.00
05/01/53	520,000.00	5.700%	47,167.50	567,167.50	1,135,000.00
11/01/53			32,347.50	32,347.50	1,135,000.00
05/01/54	550,000.00	5.700%	32,347.50	582,347.50	585,000.00
11/01/54			16,672.50	16,672.50	585,000.00
05/01/55	585,000.00	5.700%	16,672.50	601,672.50	-
Total	8,720,000.00		9,515,575.00	18,235,575.00	

**THREE RIVERS STEWARDSHIP DISTRICT
LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2
SERIES 2025B AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			353,990.00	353,990.00	13,615,000.00
05/01/26	130,000.00		353,990.00	483,990.00	13,485,000.00
11/01/26			350,610.00	350,610.00	13,485,000.00
05/01/27			350,610.00	350,610.00	13,485,000.00
11/01/27			350,610.00	350,610.00	13,485,000.00
05/01/28			350,610.00	350,610.00	13,485,000.00
11/01/28			350,610.00	350,610.00	13,485,000.00
05/01/29			350,610.00	350,610.00	13,485,000.00
11/01/29			350,610.00	350,610.00	13,485,000.00
05/01/30			350,610.00	350,610.00	13,485,000.00
11/01/30			350,610.00	350,610.00	13,485,000.00
05/01/31			350,610.00	350,610.00	13,485,000.00
11/01/31			350,610.00	350,610.00	13,485,000.00
05/01/32			350,610.00	350,610.00	13,485,000.00
11/01/32			350,610.00	350,610.00	13,485,000.00
05/01/33			350,610.00	350,610.00	13,485,000.00
11/01/33			350,610.00	350,610.00	13,485,000.00
05/01/34			350,610.00	350,610.00	13,485,000.00
11/01/34			350,610.00	350,610.00	13,485,000.00
05/01/35	13,485,000.00	5.200%	350,610.00	13,835,610.00	-
Total	13,615,000.00		7,018,960.00	20,633,960.00	

**THREE RIVERS STEWARDSHIP DISTRICT
LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2
DEBT SERVICE FUND BUDGET - SERIES 2025A-3
FISCAL YEAR 2027**

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: off-roll	\$ 185,739	\$ 92,869	\$ 92,870	\$ 185,739	\$ 185,739
Interest	-	10,315	-	10,315	-
Total revenues	<u>185,739</u>	<u>103,184</u>	<u>92,870</u>	<u>196,054</u>	<u>185,739</u>
EXPENDITURES					
Debt service					
Principal	-	-	-	-	-
Interest	185,739	92,869	92,870	185,739	\$ 185,738
Total expenditures	<u>185,739</u>	<u>92,869</u>	<u>92,870</u>	<u>185,739</u>	<u>185,738</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	10,315	-	10,315	1
Fund balance:					
Beginning fund balance (unaudited)	-	284,893	295,208	284,893	295,208
Ending fund balance (projected)	<u>\$ -</u>	<u>\$295,208</u>	<u>\$295,208</u>	<u>\$295,208</u>	<u>295,209</u>
Use of fund balance:					
Debt service reserve account balance (required)					(185,738)
Principal expense - November 1, 2027					-
Interest expense - November 1, 2027					(92,869)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 16,602</u>

**THREE RIVERS STEWARDSHIP DISTRICT
LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT 2
DEBT SERVICE FUND BUDGET - SERIES 2025A-3**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			92,868.75	92,868.75	3,175,000.00
05/01/26			92,868.75	92,868.75	3,175,000.00
11/01/26			92,868.75	92,868.75	3,175,000.00
05/01/27			92,868.75	92,868.75	3,175,000.00
11/01/27			92,868.75	92,868.75	3,175,000.00
05/01/28			92,868.75	92,868.75	3,175,000.00
11/01/28			92,868.75	92,868.75	3,175,000.00
05/01/29			92,868.75	92,868.75	3,175,000.00
11/01/29			92,868.75	92,868.75	3,175,000.00
05/01/30			92,868.75	92,868.75	3,175,000.00
11/01/30			92,868.75	92,868.75	3,175,000.00
05/01/31			92,868.75	92,868.75	3,175,000.00
11/01/31			92,868.75	92,868.75	3,175,000.00
05/01/32			92,868.75	92,868.75	3,175,000.00
11/01/32			92,868.75	92,868.75	3,175,000.00
05/01/33			92,868.75	92,868.75	3,175,000.00
11/01/33			92,868.75	92,868.75	3,175,000.00
05/01/34			92,868.75	92,868.75	3,175,000.00
11/01/34			92,868.75	92,868.75	3,175,000.00
05/01/35	3,175,000.00	5.850%	92,868.75	3,267,868.75	-
Total	3,175,000.00		1,857,375.00	5,032,375.00	

**THREE RIVERS
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

Off-Roll (Three Rivers)

Product	Units	FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
Unplatted Acres	2,737.10	\$ 31.86	\$ -	\$ 31.86	\$ 31.80
Total	2,737.10				

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

Product	Units	FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
Paired Villas	122	\$ 738.80	\$ 721.18	\$ 1,459.98	\$ 1,137.26
SF 33'	54	869.88	869.58	1,739.46	1,359.48
SF 40'	29	1,060.54	1,008.09	2,068.63	1,605.36
SF 45'	54	1,191.62	1,107.02	2,298.64	1,778.11
SF 60'	40	1,584.85	1,403.82	2,988.67	2,296.37
Total	299				

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

Product	Units	FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
SF 33'	56	\$ 869.88	\$ 863.98	\$ 1,733.86	\$ 1,353.88
SF 40'	98	1,060.54	1,001.58	2,062.12	1,598.85
SF 45'	77	1,191.62	1,099.87	2,291.49	1,770.96
SF 60'	38	1,584.85	1,394.76	2,979.61	2,287.31
Total	269				

**THREE RIVERS
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

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

Product	Units	FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
Townhomes	138	\$ 738.80	\$ 659.96	\$ 1,398.76	\$ 1,076.04
SF 33' (1)	11	869.88	1,507.41	2,377.29	1,997.31
SF 33' (2)	32	869.88	1,767.90	2,637.78	2,257.80
SF 40' (1)	3	1,060.54	1,767.90	2,828.44	2,365.17
SF 40' (2)	28	1,060.54	1,966.39	3,026.93	2,563.66
SF 45'	98	1,191.62	1,966.39	3,158.01	2,637.48
SF 60'	50	1,584.85	2,519.86	4,104.71	3,412.41
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 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
SF 45'	138	\$ 974.51	\$ 2,126.22	\$ 3,100.73	\$ 2,675.04
SF 52'	3	1,120.12	2,456.97	3,577.09	3,087.80
SF 62'	103	1,332.95	2,929.46	4,262.41	3,680.14
Total	244				

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

Product	Units	FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
SF 52'	107	\$ 31.86	\$ -	\$ 31.86	\$ 31.80
SF 62'	82	37.91	-	37.91	37.84
Paired Villa 37.5'	178	22.94	-	22.94	22.89
TH 20'	108	12.11	-	12.11	12.08
Cottage - Single	138	11.15	-	11.15	11.13
Cottage - Double	98	9.56	-	9.56	9.54
Total	711				