

LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 5

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET(S); AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS AS WELL AS DEBT SERVICE ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for Lakewood Ranch Community Development District 5 will hold a public hearing and a regular meeting on Monday, August 17, 2026, at 1:30 p.m. at Lakewood Ranch Town Hall, located at 8175 Lakewood Ranch Boulevard, Lakewood Ranch, FL 34202.

Information regarding participating in this Public Hearing remotely by way of communications media technology may be found at the District's website: www.lakewoodranchgov.org.

The first purpose of the public hearing is to receive public comment and testimony on the Fiscal Year 2026/2027 Proposed Budget(s). The additional purpose of the public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2026/2027 upon the lands located within the District (a geographical depiction of which is below), consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The public hearing is being conducted pursuant to Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearing, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll which describes each property to be assessed and the amount to be assessed, and/or the agendas for the hearing and meeting may be obtained at the offices of the Executive Director, located at 8175 Lakewood Ranch Boulevard, Lakewood Ranch, FL during normal business hours.

In accordance with Chapter 189, Florida Statutes, the Proposed Budget will be posted on the District's website (www.lakewoodranchgov.org) at least two days before the Budget Public Hearing date.

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed schedule of assessment for Lakewood Ranch CDD 5. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 5 FISCAL YEAR 2026/2027 ASSESSMENT SCHEDULE

Neighborhood/ Entity	Operations & Maintenance	Debt Service	Total Per Unit	Units
Ashland	\$4,118.95	\$221.41	\$4,340.36	44
Belmont	\$4,203.13	\$504.23	\$4,707.36	31
Blythefield	\$4,245.21	\$504.23	\$4,749.44	34
Brier Creek	\$3,995.02	\$348.10	\$4,343.12	50
Keswick	\$4,541.07	\$504.23	\$5,045.30	20
Kingsmill	\$3,793.43	\$366.32	\$4,159.75	33
LaCantera	\$4,233.66	\$504.23	\$4,737.89	17
LaCantera	\$5,122.13	\$674.45	\$5,796.58	20
LaCantera	\$5,628.32	\$814.34	\$6,442.66	7
Legend's Walk	\$3,884.80	\$407.19	\$4,291.99	59
Mizner Reserve	\$3,683.17	\$348.10	\$4,031.27	41
Montclair	\$3,853.42	\$366.32	\$4,219.74	34
Orchid Island	\$3,294.52	\$251.93	\$3,546.45	56
Palmer's Creek	\$4,977.49	\$674.45	\$5,651.94	29
Portmarnock	\$4,880.35	\$586.61	\$5,466.96	31
Presidio	\$3,477.25	\$242.93	\$3,720.18	50
Riviera	\$3,537.82	\$267.71	\$3,805.53	44
Sandhills	\$3,387.14	\$103.78	\$3,490.92	50
Siena	\$3,451.26	\$330.66	\$3,781.92	68
Stone Ridge	\$3,354.98	\$330.66	\$3,685.64	29
Stone Ridge	\$3,243.95	\$251.93	\$3,495.88	36
Teal Creek	\$5,573.05	\$674.45	\$6,247.50	23
The Dominion	\$3,652.30	\$366.32	\$4,018.62	30
The Dominion	\$3,870.15	\$407.19	\$4,277.34	31
Twin Hills	\$3,694.17	\$208.69	\$3,902.86	48
Vilamoura	\$3,876.96	\$281.99	\$4,158.95	27
Private Club	\$6,027.23	\$0.00	\$6,027.23	20
				962

(1) Annual O & M Assessment (in addition to the Debt Service Assessments, if applicable) will appear on the November 2026 Manatee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The Manatee County tax collector will collect the assessments for all lots and parcels within the District.

Failure to pay the assessments will cause a tax certificate to be issued against the property, which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearing and/or meeting may be continued to a date, time, and place to be specified on the record at the hearing or meeting.

Any person requiring special accommodations at this public hearing or meeting because of a disability or physical impairment should contact the Executive Director at (941) 907-0202 at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or toll free at 1-(800) 955-8770 for aid in contacting the Executive Director at least three (3) days prior to the date of the public hearing and meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Steven H. Zielinski Executive Director

