

THE TOP TEN REASONS TO SAY NO TO LAKEWOOD RANCH INCORPORATION

Friends of Lakewood Ranch

#1 No Savings on Taxes and Opens Door to Additional Costs

You will still pay 96% of your Manatee County real estate taxes while letting the county off the hook for infrastructure repairs (roads, etc.) and giving it the opportunity to make a profit off services they no longer provide. The new city will collect the same 4% tax, thus no tax savings at all for you.

#2 If It Doesn't Work There's No Going Back!

There's no going back ... without an agreement from both Manatee and Sarasota Counties to accept an equitable financial plan to absorb the debt and provide services for the failed city. There's no going back ... to today's CDD local governance. In order to reinstate the CDD's it would require all (100%) property owners to agree to form new CDD's – an impossible task to accomplish. Local control – gone forever!

#3 Loss of Your Local Control!

Locally elected CDD boards are GONE. Decisions today concerning the look and feel of all our neighborhoods will be decided by five city councilors, only one or two who may live in your CDD, rather than being made by five Supervisors who must live in your CDD.

#4 Incorporation will NOT Improve or Increase Benefits to Existing Homeowners

If there is any additional revenue generated by a new city, none of it can or will go to improving our schools, fire service, libraries or emergency medical system. We will reap no benefits because Lakewood Ranch, as we know it, is almost fully built. Any surplus will be used for roads and building in the currently undeveloped areas to the North, South and East.

#5 A \$37 Million Dollar Surplus Revenue Pipe Dream

The pro incorporators, based on their feasibility Study performed by Fishkind & Associates, state that Incorporation will provide the new city with surplus revenues of over \$37 million* in the first 10 years and claim that Incorporation is financially feasible and a key reason for Incorporation. A careful review by our expert, and supported by others, found that the Study, based on a proprietary mathematical model, is fatally flawed. Of equal concern, how can they project a surplus when the Study does not contain any factual outside cost estimates, as required by Florida law, to back-up the Study's expense budget. Without a rational basis for expense projections AND without any guarantee of surplus their key reason to incorporate vanishes like a puff of smoke!

*reference Incorporator's Newsletter #6 February 10, 2011

#6 It's A Very, Very Bad Time to Become A City

New York Times, January 22, 2011, reporting on the U.S. Conference of Mayors "These are hard times for cities, and the mood was grim ... many mayors have already raised taxes, cut services and laid off workers, even police and firefighters. Now they are girding themselves for more tough times, as falling home values are belatedly showing up in property tax assessments, and struggling states are threatening to cut aid to cities." Is now the time to form a new city?

#7 LWR Residents Do Not Lack Good Governance and Services

So why change? The residents of LWR are not lacking good Government or services. A city will not make a difference other than making governance less local, more bureaucratic, and most likely more costly. Let's not lose sight of what made us choose the "Ranch". We love living here and see no reason to change. As they say "If It Ain't Broke, Don't Fix It."



#8 Once Elected a New City Council Can Do Whatever It Wants

Be aware that any promises made by the Incorporators, Study or proposed City Charter could be meaningless and changed after the new City Council is elected. They propose to hire only 3 employees and that all services will be outsourced but once elected, they could vote to do anything they want – hire 40 staff, raise new taxes, award staff and themselves pensions, form a costly police department, etc. City governments tend to cost more than anticipated and unexpected costs always arise.

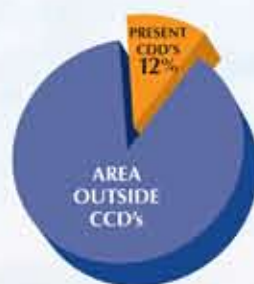
**YOU CAN HELP!
PLEASE SIGN OUR PETITION
OPPOSING INCORPORATION**

#9 Overly Positive Projections are Based Upon a Previously Criticized Fishkind Study Model, Virtually the Same as the LWR Study

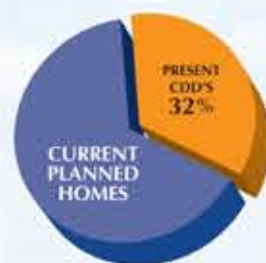
There is a significant risk that your taxes will increase. Florida State Senator Nancy Detert when reviewing a similar Fishkind study prepared for Casey Key said that it was "overly optimistic ... and unrealistic." That conclusion applies equally well to the LWR Study which is almost identical in language, methodology and approach to data. A legislative committee, who also reviewed the Casey Key study, concluded that the data "...was insufficient ..." and precluded a review of the study to see if it meets state standards for incorporation. The same data is missing from the LWR study. The Study unrealistically exaggerates city revenues and projects low expenses which most probably will result in higher taxes.

#10 Why Become a Small Fish in a Big Pond?

If LWR incorporates, our current locally elected CDD governance structure is dissolved and with that goes our future voice. We become a minority voting bloc in the new city because 5 councilors, the majority of whom will not live in your neighborhood, will control our villages.



NEW LWR CITY LIMITS



LWR CITY PROJECTED HOMES

IT'S YOUR TURN TO HELP ... PLEASE GO TO FRIENDSOFLWR.COM AND SIGN OUR PETITION

Please demonstrate your opposition to the incorporation of Lakewood Ranch as a city by going to our website at www.friendsoflwr.com and clicking on "Sign Our Petition". Either way, it's simple and fast! Join your neighbors to stop the Incorporators now... our legislators will listen to you!

LWR Incorporation?

REALLY RISKY BUSINESS

The Friends of Lakewood Ranch is a group of concerned Lakewood Ranch residents who care about the future of the community in which we all live. Several members of our group have been actively involved in the governance of LWR for several years. We are your friends and neighbors who are actively involved in the LWR community. We are committed to educating and involving all residents in the debate about whether Lakewood Ranch should become incorporated.