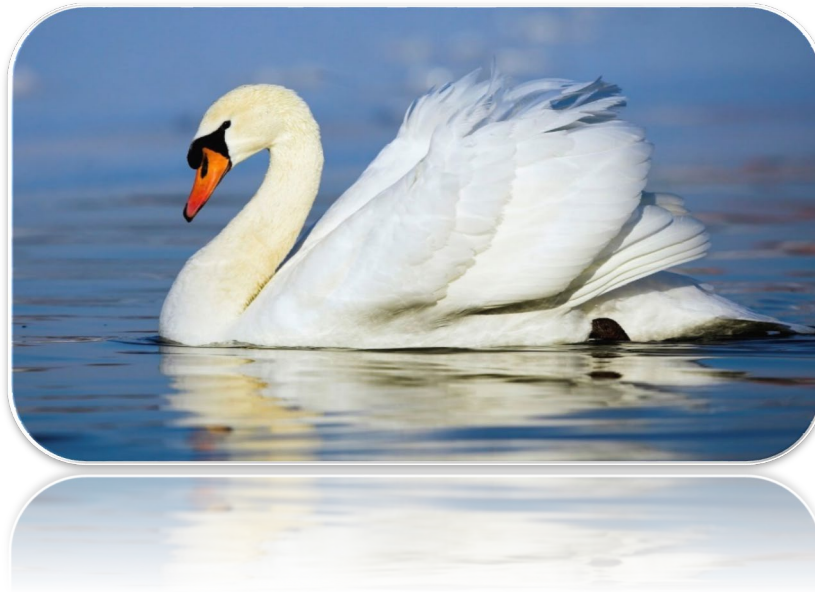


LT RANCH COMMUNITY DEVELOPMENT DISTRICT



ADOPTED BUDGET

FISCAL YEAR 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

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**LT Ranch Community Development District
General Fund - Budget Summary
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 04/26/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ (189,901)	Required to meeting obligations (Cash Added) Funded over Two Fiscal Years
Assessments - On-Roll	\$ 767,394	\$ 704,444	\$ 767,394	\$ 2,940,695	Assessments from Property Owner's
Total Revenue & Other Sources	\$ 767,395	\$ 843,254	\$ 906,204	\$ 2,750,794	
Appropriations					
General Government					
Administration/Legal/Engineering	\$ 117,720	\$ 105,004	\$ 186,695	\$ 144,320	Overall Administration
Emergency & Disaster Relief Services					
Hurricane Ian	\$ -	\$ 218,970	\$ 260,970	\$ -	Cleanup/Repairs from Ian
Conservation and Resource Management (Re-Use Community Irrigation Water)					
Re-Use System	\$ 4,000	\$ 455	\$ 15,700	\$ 44,400	Re-Use Water/Maintance
Stormwater Management Services					
Lakes and Lake Bank Maintenance	\$ 64,200	\$ 86,157	\$ 138,290	\$ 147,500	Lake/Lake Banks
Preserve Maintenance	\$ 83,440	\$ 10,250	\$ 72,200	\$ 192,900	Open Spaces Preserved
Lorraine Road Services					
Roadway Maintenance	\$ 344,080	\$ 245,424	\$ 368,938	\$ 641,540	Landscaping
Turner Park Services					
All Park Maintenance	\$ 38,555	\$ 16,252	\$ 149,900	\$ 471,028	Yearly Maintenance
Reserves					
Extraordinary Capital/Operations	\$ 30,000	\$ -	\$ -	\$ 250,000	Establish funds for AddedServices (Hurricanes)
Other Financing Uses					
Interim Loan Repayment	\$ -	\$ -	\$ -	\$ 679,147	Prior Year Shortfalls
Other Fees and Charges					
Discounts & Fees to place on Tax Bills	\$ 91,400	\$ -	\$ -	\$ 179,958	Discounts when paying assessment in Nov.
Total Appropriations	\$ 773,395	\$ 682,512	\$ 1,192,693	\$ 2,750,794	

LT Ranch Community Development District
General Fund - Budget (Line Item)
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 04/26/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ (189,901)	Required to meeting obligations (Cash Added) Funded over Two Fiscal Years
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	Interest on General Bank Account
Assessment Revenue					
Assessments - On-Roll	\$ 767,394	\$ 704,444	\$ 767,394	\$ 2,940,695	Assessments from Property Owner's
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	
Note Proceeds					
Developer Loan Proceeds	\$ -	\$ 138,810	\$ 138,810	\$ -	Funds Operations Shortfalls for Fiscal Year 2023
Total Revenue & Other Sources	\$ 767,395	\$ 843,254	\$ 906,204	\$ 2,750,794	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Required Statutory Fees (Waived by Board)
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (If applicable)
Executive					
Professional - Management	\$ 41,000	\$ 23,917	\$ 41,000	\$ 45,000	District Manager
Financial and Administrative					
Audit Services	\$ 4,300	\$ 4,200	\$ 4,300	\$ 4,400	Statutory Required Audit Yearly
Accounting Services	\$ 17,000	\$ 9,917	\$ 17,000	\$ 27,000	All Funds
Assessment Roll Preparation	\$ 17,000	\$ 9,917	\$ 29,750	\$ 25,500	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 500	\$ 500	\$ 500	\$ 500	IRS Required Calculation to insure interest on bpond funds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 2,000	\$ 1,224	\$ 2,000	\$ 2,000	Statutory Required Legal Advertising
Trustee Services	\$ 6,695	\$ 5,214	\$ 6,695	\$ 6,695	Trustee Fees for Bonds
Dissemination Agent Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	Fees to place assessment on tax bills
Bank Service Fees	\$ 250	\$ 112	\$ 150	\$ 250	Bank Fees - Governmental Bank Account
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 200	\$ 10	\$ 10	\$ 200	Agenda Mailings and other misc mail
Rentals and Leases					

LT Ranch Community Development District
General Fund - Budget (Line Item)
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 04/26/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	Statutory Maintenance of District Web Site
Insurance	\$ 6,000	\$ 8,421	\$ 8,421	\$ 10,000	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 600	\$ -	\$ 4,000	\$ 600	Agenda Books and Misc Copies
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Legal Services					
General Counsel	\$ 7,500	\$ 17,847	\$ 35,694	\$ 7,500	District Attorney
Other Services - As Needed	\$ -	\$ -	\$ -	\$ -	District Attorney
Other General Government Services					
Engineering Services	\$ 7,500	\$ 23,552	\$ 30,000	\$ 7,500	District Engineer
	\$ 117,720	\$ 105,004	\$ 186,695	\$ 144,320	
Emergency & Disaster Relief Services					
Hurricane Ian	\$ -	\$ 218,970	\$ 260,970	\$ -	Cleanup/Restoration due to Hurrican Ian
Sub-Total:	\$ -	\$ 218,970	\$ 260,970	\$ -	
Conservation and Resource Management (Re-Use Community Irrigation Water)					
Re-Use System					
Utility Services					
Re-Use Water (Sarasota County)	\$ -	\$ -	\$ 11,700	\$ 23,400	Rate \$.26/1,000 gallons (agreed max is 712,000/day) Budget estimate is 250,000GPD
Repairs and Maintenance					
Irrigation System (Line Distribution)	\$ 4,000	\$ 455	\$ 4,000	\$ 7,000	Repair broken main line and vavles
Irrigation System (Pump Station)	\$ -	\$ -	\$ -	\$ 14,000	Monitoring and repairs as needed.
Sub-Total:	\$ 4,000	\$ 455	\$ 15,700	\$ 44,400	
Stormwater Management Services					
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional Services					
Asset Management	\$ 23,000	\$ 7,917	\$ 23,000	\$ 28,000	Field Operations Manager
Repairs & Maintenance					
Aquatic Weed Control	\$ 15,500	\$ 33,890	\$ 58,890	\$ 54,000	Periodic Spraying of Lakes. (28) new lakes were added.
Littoral Shelf - Invasive Plant Control	\$ 3,200	\$ -	\$ 3,200	\$ 12,800	Control of Invasives, maintain littoral areas
Lake Bank Maintenance	\$ -	\$ 2,600	\$ 5,000	\$ 18,000	Periodic maintenance of lake banks

LT Ranch Community Development District
General Fund - Budget (Line Item)
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 04/26/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Detention Area Maintenance	\$ -	\$ 2,050	\$ 5,000	\$ 4,200	Periodic maintenance of dry detention areas
Water Quality Testing	\$ -	\$ -	\$ -	\$ -	Periodic testing of lakes in water management system
Littoral Shelf Plantings	\$ -	\$ -	\$ 3,200	\$ 3,000	Periodic replacement of littoral shelf plantings.
Control Structures, Catch Basins & Outfalls	\$ 22,500	\$ 39,700	\$ 40,000	\$ 27,500	Inspection/Cleaning of Drainage Structures
Preserve Services					
Shell Path Regrading	\$ -	\$ -	\$ -	\$ 15,000	Yearly Maintenance
Wetland Maintenance	\$ 37,800	\$ 9,450	\$ 37,800	\$ 70,500	Preserve Maintenance four (4) times a year. (7)new wetland areas were added
Enhancement Area Maintenance	\$ 34,400	\$ 800	\$ 34,400	\$ 55,000	Preserve Maintenance six (6) times a year (9) new areas were added.
Creation Areas Maintenance	\$ -	\$ -	\$ -	\$ 4,000	Preserve Maintenance (2) new areas were added.
Green Way Maintenance	\$ -	\$ -	\$ -	\$ 20,000	Green Way Creation Area Maintenance and Landscaping
Contingencies	\$ 11,240	\$ -	\$ -	\$ 28,400	10% of Repairs and Maintenance Items
Operating Supplies	\$ -	\$ -	\$ -	\$ -	None Required
Capital Outlay	\$ -	\$ -	\$ -	\$ -	None Required
Sub-Total:	\$ 147,640	\$ 96,407	\$ 210,490	\$ 340,400	

Lorraine Road/Skye Ranch Blvd./Latimer St./Luna Lane

Professional Services

Asset Management	\$ 10,000	\$ 4,167	\$ 10,000	\$ 12,500	Field Operations Manager
SWFWMD Reporting -Re-Use System	\$ -	\$ -	\$ -	\$ 3,000	Re-Use Reporting periodically for SWFWMD Permit Requirement

Utility Services

Electric - Street Lights	\$ 11,200	\$ 5,791	\$ 11,200	\$ 12,600	Power Service
Irrigation Water	\$ 10,200	\$ 7,818	\$ 10,200	\$ 16,140	Re-use Irrigation Water

Repairs & Maintenance

Landscape Maintenance

Lorraine Blvd	\$ 176,800	\$ 147,532	\$ 183,538	\$ 290,000	Lorraine Road
Skye Ranch Road, Lattimer St. & Luna Lane	\$ -	\$ -	\$ -	\$ 99,000	Skye Ranch Blvd., Lattimer St., & Luna Lane
Pressure Cleaning	\$ -	\$ -	\$ 11,000	\$ 20,000	Yearly Side walks, curbs and gutters pressure cleaning
Frost Damage	\$ -	\$ -	\$ -	\$ -	Unusual Frost in FY 2022 Line Item removed
Vehicular Damage	\$ 36,000	\$ 1,964	\$ 10,000	\$ 26,000	Damage from Vehicular Traffic
Tree Trimming	\$ 11,000	\$ 3,877	\$ 11,000	\$ 13,000	Yearly trimming of Branches
Landscape Replacements	\$ 21,000	\$ 26,146	\$ 40,000	\$ 24,000	Yearly replacements of plants as needed
Mulch Installation	\$ 34,000	\$ 35,739	\$ 50,000	\$ 44,000	One (1) full mulch yearly and 1 touch up
Annuals	\$ 6,000	\$ 2,471	\$ 6,000	\$ 19,000	Four (4) times per year
Roadway Lighting	\$ 6,000	\$ -	\$ 6,000	\$ 8,000	Periodic repairs as needed to street lights as needed.

LT Ranch Community Development District
General Fund - Budget (Line Item)
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 04/26/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Landscape Lighting	\$ -	\$ -	\$ -	\$ -	No Lighting
Fountain Services	\$ 6,800	\$ 1,920	\$ 5,000	\$ -	Periodic repairs as needed
Contingencies	\$ 15,080	\$ 8,000	\$ 15,000	\$ 54,300	10% of Repairs and Maintenance
Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A for FY 2024
Capital Outlay	\$ -	\$ -	\$ -	\$ -	N/A for FY 2024
Contingencies	\$ -				Moved to another line item in FY 2024
Sub-Total:	\$ 344,080	\$ 245,424	\$ 368,938	\$ 641,540	
Community Park (CP1 - Turner Park)					
Professional Services					
Asset Management	\$ 6,000	\$ 2,500	\$ 6,000	\$ 15,500	Field Operations Manager
Park Staffing	\$ -	\$ -	\$ -	\$ 40,000	P/T Operations 3 times per week
Utility Services					
Electric					
Parking Lot Lighting	\$ -	\$ -	\$ 1,500	\$ 4,000	Electric Service
Snack Shack Lighting	\$ -	\$ -	\$ 1,500	\$ 5,000	Electric Service
Water and Sewer					
Snack Shack - Fountains	\$ -	\$ -	\$ 1,500	\$ 3,000	Two (2) Water Fountains
Snack Shack - Utilities	\$ -	\$ -	\$ 1,500	\$ 4,000	Restrooms
Repairs & Maintenance					
Sand Replacment	\$ -	\$ -	\$ -	\$ 9,000	Playground and volleyball Court (once per year)
Janitorial	\$ -	\$ -	\$ 3,200	\$ 33,000	Three (3) times a week Restroom Cleaning, Trash Removal & Restroom Supplies
Landscaping Maintenance	\$ 19,800	\$ -	\$ 19,800	\$ -	Moved to other line items in FY 2024
Floritam Grass Area's					
Mowing/Edging and Weeding	\$ -	\$ 13,502	\$ 22,000	\$ 42,000	42 event (Mowing, edgeing, and Weedeating)
Bermuda Grass Area's					
Mowing Only	\$ -	\$ -	\$ 37,500	\$ 75,600	84 events on baseball/soccer field mowing.
Agronomic Scope	\$ -	\$ -	\$ 21,000	\$ 42,240	Fertilization, Pest Control and Spot Spraying for weeds as needed.
Aeration/Verticutting	\$ -	\$ -	\$ -	\$ 22,000	Bermuda Grass Aeration - Once a year.
Topdressing	\$ -	\$ -	\$ 15,000	\$ 10,100	Sand Additions - Once a year, if needed.
Rye Seeding	\$ -	\$ -	\$ -	\$ 12,000	In Dormat season (winter) - add green color back to Bermuda Grass (NEEDS AN AMOUNT)
Bahai Maintenance					
Mowing/Edging and Weedeating	\$ -	\$ -	\$ 4,500	\$ 9,000	24 Events (mowing and Weedeating) twice monthly
Bed Maintenance Services					
Playgrounds, Medians around Restroom/Play Area	\$ -	\$ -	\$ -	\$ 8,000	12 monthly Services to include pruning of plant material and sparying for weeds.

LT Ranch Community Development District
General Fund - Budget (Line Item)
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 04/26/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Extraordinary Capital/Operations	\$ -		\$ -	\$ 250,000	Long Term Capital Planning - Balance of Funds
1st Three (3) Months Operations	\$ -		\$ -	\$ 379,802	
Total Fund Balance	\$ (253,848)		\$ (679,147)	\$ 629,802	There is a negative cash balance at 09/30/2022

Product Type	Assessment Rate			Total EAU	FY 2024
	FY 2023	EAU Factor	# of Units		
Single Family 30' - 39'	\$ 857.54	0.80	136	108.80	\$ 2,005.93
Single Family 40' - 49'	\$ 911.14	0.85	246	209.10	\$ 2,131.30
Single Family 50' - 59'	\$ 964.74	0.90	307	276.30	\$ 2,256.67
Single Family 60' - 69'	\$ 1,071.93	1.00	223	223.00	\$ 2,507.41
Single Family 70' - 79'	\$ 1,179.12	1.10	68	74.80	\$ 2,758.15
Single Family 90' & up	\$ 1,286.32	1.20	24	28.80	\$ 3,008.90
Workforce - Family	\$ 750.35	0.70	360	252.00	\$ 1,755.19
Total:			1,364	1,172.80	

LT Ranch Community Development District
Debt Service Fund - Series 2019 Bonds - Budget
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 04/26/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 708	\$ 12	\$ -
Reserve Account	\$ -	\$ 931	\$ 6	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,021,209	\$ 995,879	\$ 1,021,209	\$ 1,021,209
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2019 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,021,209	\$ 997,518	\$ 1,021,227	\$ 1,021,209
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 335,000	\$ -	\$ 335,000	\$ 345,000
Principal Debt Service - Early Redemptions	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ 621,660	\$ 310,830	\$ 621,660	\$ 611,610
Other Fees and Charges				
Discounts for Early Payment	\$ 66,812	\$ -	\$ 66,812	\$ 66,812
Total Expenditures and Other Uses	\$ 1,023,472	\$ 310,830	\$ 1,023,472	\$ 1,023,422
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 686,688	\$ (2,245)	\$ (2,213)
Fund Balance - Beginning	\$ 848,583	\$ 848,583	\$ 848,583	\$ 846,338
Fund Balance - Ending	\$ 984,675	\$ 1,535,271	\$ 846,338	\$ 844,126

Restricted Fund Balance:

Reserve Account Requirement	\$ 476,850
Restricted for November 1, 2024 Interest Payment	<u>\$ 345,000</u>
Total - Restricted Fund Balance:	<u>\$ 821,850</u>

Product Type	Number of Units	FY 2022 Rate	FY 2023 Rate
Single Family 30' - 39'	136	\$ 1,214.82	\$ 1,214.82
Single Family 40' - 49'	152	\$ 1,290.74	\$ 1,290.74
Single Family 50' - 59'	241	\$ 1,366.67	\$ 1,366.67
Single Family 60' - 69'	147	\$ 1,518.52	\$ 1,518.52
Single Family 70' - 79'	38	\$ 1,670.37	\$ 1,670.37
Single Family 90' & up	24	\$ 1,822.23	\$ 1,822.23
Workforce - Family	62	There are no Debt Assessments on this Product	
Total:	800		

**LT Ranch Community Development District
Debt Service Fund - Series 2019 Bonds**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 16,735,000		Varies		
5/1/2020				\$ 233,201.83		
11/1/2020				\$ 320,430.00	\$ 553,632	\$ 16,735,000
5/1/2021	\$ 315,000		3.00%	\$ 320,430.00		
11/1/2021				\$ 315,705.00	\$ 951,135	\$ 16,420,000
5/1/2022	\$ 325,000		3.00%	\$ 315,705.00		
11/1/2022				\$ 310,830.00	\$ 951,535	\$ 16,095,000
5/1/2023	\$ 335,000		3.00%	\$ 310,830.00		
11/1/2023				\$ 305,805.00	\$ 951,635	\$ 15,760,000
5/1/2024	\$ 345,000		3.00%	\$ 305,805.00		
11/1/2024				\$ 300,630.00	\$ 951,435	\$ 15,415,000
5/1/2025	\$ 355,000		3.00%	\$ 300,630.00		
11/1/2025				\$ 295,305.00	\$ 950,935	\$ 15,060,000
5/1/2026	\$ 365,000		3.40%	\$ 295,305.00		
11/1/2026				\$ 289,100.00	\$ 949,405	\$ 14,695,000
5/1/2027	\$ 380,000		3.40%	\$ 289,100.00		
11/1/2027				\$ 282,640.00	\$ 951,740	\$ 14,315,000
5/1/2028	\$ 395,000		3.40%	\$ 282,640.00		
11/1/2028				\$ 275,925.00	\$ 953,565	\$ 13,920,000
5/1/2029	\$ 405,000		3.40%	\$ 275,925.00		
11/1/2029				\$ 269,040.00	\$ 949,965	\$ 13,515,000
5/1/2030	\$ 420,000		3.40%	\$ 269,040.00		
11/1/2030				\$ 261,900.00	\$ 950,940	\$ 13,095,000
5/1/2031	\$ 435,000		4.00%	\$ 261,900.00		
11/1/2031				\$ 253,200.00	\$ 950,100	\$ 12,660,000
5/1/2032	\$ 455,000		4.00%	\$ 253,200.00		
11/1/2032				\$ 244,100.00	\$ 952,300	\$ 12,205,000
5/1/2033	\$ 475,000		4.00%	\$ 244,100.00		
11/1/2033				\$ 234,600.00	\$ 953,700	\$ 11,730,000
5/1/2034	\$ 490,000		4.00%	\$ 234,600.00		
11/1/2034				\$ 224,800.00	\$ 949,400	\$ 11,240,000
5/1/2035	\$ 510,000		4.00%	\$ 224,800.00		
11/1/2035				\$ 214,600.00	\$ 949,400	\$ 10,730,000
5/1/2036	\$ 535,000		4.00%	\$ 214,600.00		
11/1/2036				\$ 203,900.00	\$ 953,500	\$ 10,195,000
5/1/2037	\$ 555,000		4.00%	\$ 203,900.00		
11/1/2037				\$ 192,800.00	\$ 951,700	\$ 9,640,000
5/1/2038	\$ 575,000		4.00%	\$ 192,800.00		
11/1/2038				\$ 181,300.00	\$ 949,100	\$ 9,065,000
5/1/2039	\$ 600,000		4.00%	\$ 181,300.00		
11/1/2039				\$ 169,300.00	\$ 950,600	\$ 8,465,000
5/1/2040	\$ 625,000		4.00%	\$ 169,300.00		
11/1/2040				\$ 156,800.00	\$ 951,100	\$ 7,840,000
5/1/2041	\$ 650,000		4.00%	\$ 156,800.00		
11/1/2041				\$ 143,800.00	\$ 950,600	\$ 7,190,000
5/1/2042	\$ 675,000		4.00%	\$ 143,800.00		
11/1/2042				\$ 130,300.00	\$ 949,100	\$ 6,515,000
5/1/2043	\$ 705,000		4.00%	\$ 130,300.00		
11/1/2043				\$ 116,200.00	\$ 951,500	\$ 5,810,000
5/1/2044	\$ 735,000		4.00%	\$ 116,200.00		
11/1/2044				\$ 101,500.00	\$ 952,700	\$ 5,075,000
5/1/2045	\$ 765,000		4.00%	\$ 101,500.00		
11/1/2045				\$ 86,200.00	\$ 952,700	\$ 4,310,000

**LT Ranch Community Development District
Debt Service Fund - Series 2019 Bonds**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
5/1/2046		\$ 795,000	4.00%	\$ 86,200.00		
11/1/2046				\$ 70,300.00	\$ 951,500	\$ 3,515,000
5/1/2047		\$ 825,000	4.00%	\$ 70,300.00		
11/1/2047				\$ 53,800.00	\$ 949,100	\$ 2,690,000
5/1/2048		\$ 860,000	4.00%	\$ 53,800.00		
11/1/2048				\$ 36,600.00	\$ 950,400	\$ 1,830,000
5/1/2049		\$ 895,000	4.00%	\$ 36,600.00		
11/1/2049				\$ 18,700.00	\$ 950,300	\$ 935,000
5/1/2050		\$ 935,000	4.00%	\$ 18,700.00		

LT Ranch Community Development District
Debt Service Fund - Series 2022-1 (Phase 1 Overlapping Assessment Area) Bonds - Budget
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 04/26/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ 68,579
Interest Income				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ 165	\$ 325	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ 233	\$ 450	
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$183,003
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Reserve Account Deposit	\$ -	\$ 85,090	\$ 85,090	\$ -
Capitalized Interest thru 11/1/2023	\$ -	\$ 120,394	\$ 120,394	\$ -
Total Revenue & Other Sources	\$ -	\$ 205,882	\$ 85,865	\$ 251,582
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ 30,000
Principal Debt Service - Early Redemptions	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ -	\$ -	\$ 51,815	\$ 137,158
Other Fees and Charges				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ 8,078
Total Expenditures and Other Uses	\$ -	\$ -	\$ 51,815	\$ 175,236
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 205,882	\$ 34,050	\$ 76,346
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 34,050
Fund Balance - Ending	\$ 984,675	\$ 205,882	\$ 34,050	\$ 110,396

Restricted Fund Balance:

Reserve Account Requirement	\$ 85,090
Restricted for November 1, 2024 Interest Payment	\$ 67,799
Total - Restricted Fund Balance:	\$ 152,889

Product Type	Number of Units	Rate	Rate
Single Family 30' - 39'	22	\$ -	\$ 898.17
Single Family 40' - 49'	0	\$ -	\$ -
Single Family 50' - 59'	78	\$ -	\$ 1,010.45
Single Family 60' - 69'	62	\$ -	\$ 1,122.72
Single Family 70' - 79'	12	\$ -	\$ 1,234.99
Single Family 90' & up	0	\$ -	\$ -
Workforce - Family	0	No Assessments on Workforce	
Total:	174		

LT Ranch Community Development District
Debt Service Fund - Series 2022-1 (Phase 1 Overlapping Assessment Area) Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 2,380,000	Varies			
5/1/2023				\$ 51,815.06		
11/1/2023				\$ 68,578.75	\$ 120,394	\$ 2,380,000
5/1/2024	\$ 30,000		5.20%	\$ 68,578.75		
11/1/2024				\$ 67,798.75	\$ 166,378	\$ 2,350,000
5/1/2025	\$ 35,000		5.20%	\$ 67,798.75		
11/1/2025				\$ 66,888.75	\$ 169,688	\$ 2,315,000
5/1/2026	\$ 35,000		5.20%	\$ 66,888.75		
11/1/2026				\$ 65,978.75	\$ 167,868	\$ 2,280,000
5/1/2027	\$ 35,000		5.20%	\$ 65,978.75		
11/1/2027				\$ 65,068.75	\$ 166,048	\$ 2,245,000
5/1/2028	\$ 40,000		5.30%	\$ 65,068.75		
11/1/2028				\$ 64,008.75	\$ 169,078	\$ 2,205,000
5/1/2029	\$ 40,000		5.30%	\$ 64,008.75		
11/1/2029				\$ 62,948.75	\$ 166,958	\$ 2,165,000
5/1/2030	\$ 45,000		5.30%	\$ 62,948.75		
11/1/2030				\$ 61,756.25	\$ 169,705	\$ 2,120,000
5/1/2031	\$ 45,000		5.30%	\$ 61,756.25		
11/1/2031				\$ 60,563.75	\$ 167,320	\$ 2,075,000
5/1/2032	\$ 50,000		5.30%	\$ 60,563.75		
11/1/2032				\$ 59,238.75	\$ 169,803	\$ 2,025,000
5/1/2033	\$ 50,000		5.75%	\$ 59,238.75		
11/1/2033				\$ 57,801.25	\$ 167,040	\$ 1,975,000
5/1/2034	\$ 55,000		5.75%	\$ 57,801.25		
11/1/2034				\$ 56,220.00	\$ 169,021	\$ 1,920,000
5/1/2035	\$ 55,000		5.75%	\$ 56,220.00		
11/1/2035				\$ 54,638.75	\$ 165,859	\$ 1,865,000
5/1/2036	\$ 60,000		5.75%	\$ 54,638.75		
11/1/2036				\$ 52,913.75	\$ 167,553	\$ 1,805,000
5/1/2037	\$ 65,000		5.75%	\$ 52,913.75		
11/1/2037				\$ 51,045.00	\$ 168,959	\$ 1,740,000
5/1/2038	\$ 70,000		5.75%	\$ 51,045.00		
11/1/2038				\$ 49,032.50	\$ 170,078	\$ 1,670,000
5/1/2039	\$ 70,000		5.75%	\$ 49,032.50		
11/1/2039				\$ 47,020.00	\$ 166,053	\$ 1,600,000
5/1/2040	\$ 75,000		5.75%	\$ 47,020.00		
11/1/2040				\$ 44,863.75	\$ 166,884	\$ 1,525,000
5/1/2041	\$ 80,000		5.75%	\$ 44,863.75		
11/1/2041				\$ 42,563.75	\$ 167,428	\$ 1,445,000
5/1/2042	\$ 85,000		5.75%	\$ 42,563.75		
11/1/2042				\$ 40,120.00	\$ 167,684	\$ 1,360,000
5/1/2043	\$ 90,000		5.90%	\$ 40,120.00		
11/1/2043				\$ 37,465.00	\$ 167,585	\$ 1,270,000
5/1/2044	\$ 95,000		5.90%	\$ 37,465.00		
11/1/2044				\$ 34,662.50	\$ 167,128	\$ 1,175,000
5/1/2045	\$ 100,000		5.90%	\$ 34,662.50		
11/1/2045				\$ 31,712.50	\$ 166,375	\$ 1,075,000
5/1/2046	\$ 110,000		5.90%	\$ 31,712.50		
11/1/2046				\$ 28,467.50	\$ 170,180	\$ 965,000
5/1/2047	\$ 115,000		5.90%	\$ 28,467.50		
11/1/2047				\$ 25,075.00	\$ 168,543	\$ 850,000

LT Ranch Community Development District
Debt Service Fund - Series 2022-1 (Phase 1 Overlapping Assessment Area) Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
5/1/2048		\$ 120,000	5.90%	\$ 25,075.00		
11/1/2048				\$ 21,535.00	\$ 166,610	\$ 730,000
5/1/2049	\$	130,000	5.90%	\$ 21,535.00		
11/1/2049				\$ 17,700.00	\$ 169,235	\$ 600,000
5/1/2050	\$	135,000	5.90%	\$ 17,700.00		
11/1/2050				\$ 13,717.50	\$ 166,418	\$ 465,000
5/1/2051	\$	145,000	5.90%	\$ 13,717.50		
11/1/2051				\$ 9,440.00	\$ 168,158	\$ 320,000
5/1/2052	\$	155,000	5.90%	\$ 9,440.00		
11/1/2052				\$ 4,867.50	\$ 169,308	\$ 165,000
5/1/2053	\$	165,000	5.90%	\$ 4,867.50		

LT Ranch Community Development District
Debt Service Fund - Series 2022-IIA (Phase IIA Assessment Area) Bonds - Budget
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 04/26/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ 367,573
Interest Income				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ 890	\$ 1,800	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ 1,251	\$ 2,400	
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ 987,516
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Reserve Account Deposit	\$ -	\$ 459,173	\$ 459,173	\$ -
Capitalized Interest thru 11/1/2023	\$ -	\$ 645,294	\$ 645,294	\$ -
Total Revenue & Other Sources	\$ -	\$ 1,106,607	\$ 463,373	\$ 1,355,088
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ 185,000
Principal Debt Service - Early Redemptions	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ -	\$ -	\$ 277,721	\$ 735,145
Other Fees and Charges				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ 65,832
Total Expenditures and Other Uses	\$ -	\$ -	\$ 277,721	\$ 985,977
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 1,106,607	\$ 185,651	\$ 369,111
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 185,651
Fund Balance - Ending	\$ 984,675	\$ 1,106,607	\$ 185,651	\$ 554,762

Restricted Fund Balance:

Reserve Account Requirement	\$ 459,173
Restricted for November 1, 2024 Interest Payment	\$ 362,948
Total - Restricted Fund Balance:	\$ 822,120

LT Ranch Community Development District
Debt Service Fund - Series 2022-2 (Phase IIA Assessment Area) Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 13,280,000		Varies		
5/1/2023				\$ 277,721.44		
11/1/2023				\$ 367,572.50	\$ 640,669	\$ 13,280,000
5/1/2024	\$ 185,000		5.00%	\$ 367,572.50		
11/1/2024				\$ 362,947.50	\$ 906,020	\$ 13,095,000
5/1/2025	\$ 195,000		5.00%	\$ 362,947.50		
11/1/2025				\$ 358,072.50	\$ 906,020	\$ 12,900,000
5/1/2026	\$ 205,000		5.00%	\$ 358,072.50		
11/1/2026				\$ 352,947.50	\$ 905,520	\$ 12,695,000
5/1/2027	\$ 215,000		5.00%	\$ 352,947.50		
11/1/2027				\$ 347,572.50	\$ 904,520	\$ 12,480,000
5/1/2028	\$ 225,000		5.00%	\$ 347,572.50		
11/1/2028				\$ 341,947.50	\$ 903,020	\$ 12,255,000
5/1/2029	\$ 235,000		5.00%	\$ 341,947.50		
11/1/2029				\$ 336,072.50	\$ 900,895	\$ 12,020,000
5/1/2030	\$ 250,000		5.00%	\$ 336,072.50		
11/1/2030				\$ 329,822.50	\$ 903,145	\$ 11,770,000
5/1/2031	\$ 260,000		5.00%	\$ 329,822.50		
11/1/2031				\$ 323,322.50	\$ 899,770	\$ 11,510,000
5/1/2032	\$ 275,000		5.00%	\$ 323,322.50		
11/1/2032				\$ 316,447.50	\$ 899,920	\$ 11,235,000
5/1/2033	\$ 290,000		5.50%	\$ 316,447.50		
11/1/2033				\$ 308,472.50	\$ 898,558	\$ 10,945,000
5/1/2034	\$ 305,000		5.50%	\$ 308,472.50		
11/1/2034				\$ 300,085.00	\$ 896,233	\$ 10,640,000
5/1/2035	\$ 325,000		5.50%	\$ 300,085.00		
11/1/2035				\$ 291,147.50	\$ 897,945	\$ 10,315,000
5/1/2036	\$ 340,000		5.50%	\$ 291,147.50		
11/1/2036				\$ 281,797.50	\$ 893,695	\$ 9,975,000
5/1/2037	\$ 360,000		5.50%	\$ 281,797.50		
11/1/2037				\$ 271,897.50	\$ 893,345	\$ 9,615,000
5/1/2038	\$ 380,000		5.50%	\$ 271,897.50		
11/1/2038				\$ 261,447.50	\$ 911,895	\$ 9,235,000
5/1/2039	\$ 400,000		5.50%	\$ 261,447.50		
11/1/2039				\$ 250,447.50	\$ 914,208	\$ 8,835,000
5/1/2040	\$ 425,000		5.50%	\$ 250,447.50		
11/1/2040				\$ 238,760.00	\$ 915,145	\$ 8,410,000
5/1/2041	\$ 450,000		5.50%	\$ 238,760.00		
11/1/2041				\$ 226,385.00	\$ 914,708	\$ 7,960,000
5/1/2042	\$ 475,000		5.50%	\$ 226,385.00		
11/1/2042				\$ 213,322.50	\$ 912,395	\$ 7,485,000
5/1/2043	\$ 500,000		5.70%	\$ 213,322.50		
11/1/2043				\$ 199,072.00	\$ 917,897	\$ 6,985,000
5/1/2044	\$ 535,000		5.70%	\$ 199,072.00		
11/1/2044				\$ 183,825.00	\$ 916,548	\$ 6,450,000
5/1/2045	\$ 565,000		5.70%	\$ 183,825.00		
11/1/2045				\$ 167,722.50	\$ 918,345	\$ 5,885,000
5/1/2046	\$ 600,000		5.70%	\$ 167,722.50		
11/1/2046				\$ 150,622.50	\$ 918,148	\$ 5,285,000
5/1/2047	\$ 635,000		5.70%	\$ 150,622.50		
11/1/2047				\$ 132,525.00	\$ 915,955	\$ 4,650,000

**LT Ranch Community Development District
Debt Service Fund - Series 2022-2 (Phase IIA Assessment Area) Bonds**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
5/1/2048		\$ 670,000	5.70%	\$ 132,525.00		
11/1/2048				\$ 113,430.00	\$ 916,625	\$ 3,980,000
5/1/2049		\$ 710,000	5.70%	\$ 113,430.00		
11/1/2049				\$ 93,195.00	\$ 915,015	\$ 3,270,000
5/1/2050		\$ 750,000	5.70%	\$ 93,195.00		
11/1/2050				\$ 71,820.00	\$ 911,125	\$ 2,520,000
5/1/2051		\$ 790,000	5.70%	\$ 71,820.00		
11/1/2051				\$ 49,305.00	\$ 914,670	\$ 1,730,000
5/1/2052		\$ 840,000	5.70%	\$ 49,305.00		
11/1/2052				\$ 25,365.00	\$ 915,365	\$ 890,000
5/1/2053		\$ 890,000	5.70%	\$ 25,365.00		