

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

September 19, 2023

PREPARED BY:

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LT RANCH COMMUNITY DEVELOPMENT DISTRICT

September 12, 2023

Board of Supervisors

LT Ranch Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the LT Ranch Community Development District will be held on **Tuesday, September 19, 2023, at 11:00 A.M.** at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota Florida 34232.

The following WebEx link and telephone number are provided to join/watch the meeting remotely.

<https://districts.webex.com/districts/j.php?MTID=m8c7bda4476c04d0a78ed31beb9d7ad06>

Access Code: **2339 191 4614**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2339 191 4614**, password: **Jpward (579274** from phones) to join the meeting.

Agenda Item

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. August 8, 2023 – Public Hearings and Regular Meeting Minutes.
3. Consideration of **Resolution 2023-24**, a Resolution of the Board of Supervisors of the LT Ranch Community Development District (the “District”) amending the Fiscal Year 2023 Budget, which began on October 1, 2022 and ends on September 30, 2023; providing a severability clause; providing for conflict and providing an effective date.
4. Consideration of **Resolution 2023-25**, a resolution of the Board of Supervisors of the LT Ranch Community Development District (“District”) amending Resolutions 2023-19 and 2023-20 to adopt an amended Budget for Fiscal Year 2024; providing authorization for staff; and providing for conflicts, severability and an effective date.
5. Consideration of **Resolution 2023-26**, a resolution of the Board of Supervisors of the LT Ranch Community Development District (“District”) recognizing the forgiveness of an operations and maintenance loan to the Developer; recognizing a Developer funding without repayment of certain funds to partially fund operating expenses for the first three months of operations; and to fund without repayment funds for long term capital planning; providing authorization for staff; and providing for conflicts, severability and an effective date.

6. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Asset Manager.
 - a) Field Managers Report September 1, 2023.
 - IV. District Manager.
 - a) Financial Statement for period ending August 31, 2023 (unaudited).
7. Supervisor's Requests and Audience Comments.
8. Adjournment.

The first order of business is to call to order the meeting and conduct the roll call.

The second order of business is the consideration of the Minutes from the August 8, 2023, Public Hearings and Regular Meeting.

The third order of business is the consideration of **Resolution 2023-24**, a Resolution of the Board of Supervisors of the LT Ranch Community Development District (the "District") amending the Fiscal Year 2023 Budget, which began on October 1, 2022 and ends on September 30, 2023; providing a severability clause; providing for conflict and providing an effective date.

The fourth order of business is the consideration of **Resolution 2023-25**, a resolution of the Board of Supervisors of the LT Ranch Community Development District ("District") amending Resolutions 2023-19 and 2023-20 to adopt an amended Budget for Fiscal Year 2024; providing authorization for staff; and providing for conflicts, severability and an effective date.

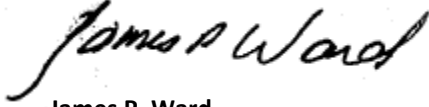
The fifth order of business is the Consideration of **Resolution 2023-26**, a resolution of the Board of Supervisors of the LT Ranch Community Development District ("District") recognizing the forgiveness of an operations and maintenance loan to the Developer; recognizing a Developer funding without repayment of certain funds to partially fund operating expenses for the first three months of operations; and to fund without repayment funds for long term capital planning; providing authorization for staff; and providing for conflicts, severability and an effective date.

The sixth order of business are staff reports by the District Attorney, District Engineer, and the District Manager will report on the Financial Statements for the period ending August 31, 2023 (unaudited).

The remainder of the agenda is standard in nature, and I look forward to seeing you at the meeting. If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Sincerely,

LT Ranch Community Development District



James P. Ward
District Manager

The Fiscal Year 2024 Meetings schedule is as follows:

October 10, 2023	November 14, 2023
December 12, 2023	January 9, 2024
February 13, 2024	March 12, 2024
April 9, 2024	May 14, 2024
June 11, 2024	July 9, 2024
August 13, 2024	September 10, 2024

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**MINUTES OF MEETING
LT RANCH
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the LT Ranch Community Development District was
11 held on Tuesday, August 8, 2023, at 1:00 P.M. at the Columbus Banquet Hall, 4880 Fruitville Road,
12 Sarasota, Florida 34232.
13
14

15 **Present and constituting a quorum:**

16 Scott Turner Assistant Secretary
17 Christy Zelaya Assistant Secretary
18 Christian Cotter Assistant Secretary

19 **Absent:**

20 John Wollard Chairperson
21 Karen Goldstein Assistant Secretary

22 **Also present were:**

23 James P. Ward District Manager
24 Jere Earlywine District Attorney
25 Phil Bannon District Engineer

26 **Audience:**

27 Ryan Brown (ph)
28 William Skags (ph)
29 Tom Goldman (ph) Anthony Metteco (spelling?)
30 Chris Gillis Cindy Hall
31 Jay Santana Jenn Stuart
32 Johnny Jirau Mark Boger
33 Matus Mike Braden
34 Mike Stanford Nicole Butkiewicz
35 Rhonda Burke Sandra Paige
36 Skye Ranch Resident Ali
37 Josh Evans John Carol (Call-in User 3)

38 All residents' names were not included with the minutes. If a resident did not identify
39 themselves or the audio file did not pick up the name, the name was not recorded in these
40 minutes.

41 **PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE**
42 **TRANSCRIBED IN *ITALICS*.**

43
44 **FIRST ORDER OF BUSINESS**

45 **Call to Order/Roll Call**

46 Mr. James P. Ward called the meeting to order at approximately 1:20 p.m. He conducted roll call; all
47 Members of the Board were present, with the exception of Supervisor Goldstein and Chairperson
48 Wollard, constituting a quorum.

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SECOND ORDER OF BUSINESS **Notice of Advertisement**

Notice of Advertisement of Public Hearing.

THIRD ORDER OF BUSINESS **Consideration of Minutes**

May 23, 2023 - Regular meeting

Mr. Ward asked if there were any corrections or deletions to the Regular Meeting Minutes; hearing none, he called for a motion.

On MOTION made by Christian Cotter, seconded by Scott Turner, and with all in favor, the May 23, 2023 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS **Public Hearings**

PUBLIC HEARINGS – FISCAL YEAR 2024 BUDGET

Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related to the Budget itself.

a) FISCAL YEAR 2024 BUDGET

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Scott Turner, seconded by Christian Cotter, and with all in favor, the Public Hearing was opened.

Mr. Ward reviewed the budget which covers the period of October 1, 2023 through September 30, 2024 and would reflect assessments which would go on the tax bills in November 2023. He stated the assessments had gone up dramatically from last year to this year, as the budget had gone up. He stated the budget rose from \$773,000 dollars to \$2.75 million dollars, mostly related to road landscaping, stormwater, lake bank increases, and the conservation areas. He indicated the administrative budget had not changed much. He stated a reserve fund was being established to deal with hurricanes and other such emergencies. He stated the increases beyond the dollar amount were due to additional infrastructure and additional property owners coming into the tax base this year. He indicated the community had approximately 1,500 units; the first 800 units which came online in 2019 were the subject of the first bond issue area; this year with the new bond issue there were over 1,300 units in the data base and there was a significant amount of added infrastructure: Turner Park, additions to Lorraine Road, and substantial additions to the water management system including lakes, preserves, and open spaces. He displayed and discussed a map illustrating the community and its growth. He

96 discussed the water management system growth including the wells, pumps, and drainage
97 pipes. He noted he was often asked “was there more of this to come?” and the answer
98 was yes. He stated more facilities, more drainage systems, and more open spaces would
99 come into the District in the next several years as the community continued to grow. He
100 reported the assessment rates were tiered based upon home size, running from \$1,756
101 dollars for the year, up to \$3,010 dollars. He stated in Fiscal Year 2023, the assessments
102 went from \$750 dollars to \$1,286 dollars. He asked if there were any questions.

103

104 Mr. Ryan Brown asked how much the assessment rates were expected to rise.

105

106 *Mr. Ward: CDDs are different from HOAs. An HOA usually based assessments on a*
107 *buildout. CDD assessments for any year are only based on the facilities or assets that we*
108 *are maintaining. We do not budget for future facilities today that you would get no benefit*
109 *from. There has to be a benefit to you from the facilities that we maintain. That’s different*
110 *from what you might see in an HOA.*

111

112 *Mr. Jere Earlywine: At some time in the near future, we will get to a buildout budget and*
113 *things will level out.*

114

115 *Mr. Ward: CDDs can’t and don’t do buildout budgets. We would have no way to do*
116 *something like that because we don’t have a clue about all of the infrastructure that’s*
117 *going to come online. We will know that in the next year or two. And even if we had it,*
118 *they would be pie in the sky numbers because we don’t know the levels of service that the*
119 *community wants. We just don’t have enough data to make a buildout budget for you.*

120

121 Discussion ensued regarding how much of the budget was left in terms of buildout budget
122 and how much more development there would be in the community; much of this
123 discussion was (indecipherable).

124

125 *Mr. Ryan Brown: asked if it was possible to post this information before the meeting so*
126 *that it can be reviewed beforehand.*

127

128 *Mr. Ward: The budgets are posted two months in advance of this hearing. They have*
129 *been on the District’s website since I believe May 2023.*

130

131 *Mr. Ryan Brown: So, I'm looking at the budget summary and I see an increase for roadway*
132 *maintenance and things of that nature, and that is disproportionate to the infrastructure*
133 *of our community. I look at Shell Trail, and the total was up to \$80,000.00 as it was turned*
134 *over by the builder with fresh shell and it’s different from the shell that was previously*
135 *there, and the path can’t be used as it’s bad for bike tires and animals, and South*
136 *Esplanade Trail has not been addressed since we moved in. I don’t know how this budget*
137 *is reasonable considering that Shell Trail, which was I think a showpiece of this community,*
138 *has not been maintained properly since prior to the storm, or even after the storm. I did*
139 *notice that they sprayed some chemicals on the south side of the Trail. We were not*
140 *notified about that, and it doesn’t even begin to scratch the surface of what needs to be*
141 *done to that trail. It seems to me that there is a disproportionate emphasis on doing*
142 *things that promote the builder while the money is not being used to enhance the*
143 *experience of those people who reside in and are paying this. I think everybody would*

144 *share that concern. So, I guess my main concern is that there is a disproportionate*
145 *allocation of our resources going to things that are promoting the builder at the expense of*
146 *those people who live here.*

147
148 *Mr. Ward: From the CDD's perspective, the only thing I can tell you is, I'm the one who*
149 *prepares the budget. I'm required by law to prepare the budget. I do that independently*
150 *of whatever Taylor Morrison facilities are. The preparation of the budget is done by me in*
151 *concert with the additional staff members you see sitting here with me. We all do that and*
152 *prepare a budget we feel fits the operational side of the CDD and the level of service that*
153 *we deem appropriate. Obviously, in these early years, we don't necessarily know exactly*
154 *where you all are going to go over time. That does change and will change. But in the*
155 *current year, I can tell you, if you're asking me if there was any influence on the CDD from*
156 *Taylor Morrison, the answer is no, that didn't happen. But if you're asking me does this*
157 *change on a year-to-year basis, yes, it changes. As the community matures a little bit, you*
158 *may decide to change your priorities. The Shell Path as you mentioned, you and I have had*
159 *long discussions about that Shell Path, and for the balance of the community post*
160 *Hurricane Ian, there was significant damage to it. The only shell we could get was the one*
161 *that we put down there. It wasn't the same as what was there. It was larger than what*
162 *was there. It has been a material problem. That's been a constant, not in this CDD only,*
163 *I'm going to tell you, across the State, the west coast of Florida, my CDDs were barraged*
164 *with hundreds and hundreds of thousands of dollars of infrastructure damage and no*
165 *money to pay for it. We had that problem with Hurricane Ian. Part of that problem is*
166 *being fixed in the 2024 budget, but as far as the preparation of the budget is concerned,*
167 *that is done solely by my office in consultation with this professional staff.*

168
169 A member of the audience asked if the buildout budget for the CDD would rise and fall
170 based on progress.

171
172 *Mr. Ward: Usually what I see in CDDs, when you get to buildout, the first budget will not*
173 *change a whole lot. The second year, what residents decide, is usually more than the*
174 *existing CDD budget. That's kind of the norm. Then they taper off and you will see slight*
175 *increases for four or five years that are reflective of inflation and vendor price increases,*
176 *etc., and then maybe five or six years out you might see another sporadic jump in the rate*
177 *because at that time some of the infrastructure needs more capital infusion of dollars to*
178 *maintain it better. Plants die, lake banks need repairs, the line distribution system is*
179 *beginning to age, whatever it may be. You still see more capital going into it six or seven*
180 *years out. That's the life cycle I normally see in CDDs.*

181
182 A member of the audience asked about certain operational items for the CDD.

183
184 *Mr. Ward: The District has retained a firm that handles the operational side of LT Ranch*
185 *for us. Richard Freeman is in charge of that. He is responsible for making those kinds of*
186 *decisions in consultation with me personally with respect to costs of things, materials we*
187 *are using, and things of that nature. As it relates to Hurricane Ian, I will tell you, there*
188 *were difficult times, not only in this CDD, but in a lot of my CDDs, in finding product. The*
189 *shell path, I will agree with Greg, I don't like what we put down, but it was all we had at*
190 *the time. That's one issue we've got to address.*

191

192 A female member of the audience asked about the enhancement area maintenance line
193 item in the budget and Lorraine Boulevard. She asked how the decision was made to
194 increase these items.

195
196 *Mr. Ward: I will tell you the process we go through. Each year, basically in April, I prepare*
197 *a back budget, an opening document. Richard and I have innumerable hours of*
198 *conversation on the level of service that goes into each particular line item: How many*
199 *times a week are we going to do this? How often are we going to fertilize? How often are*
200 *we going to spray? When do we put shell rock down? When do we replace plants? What*
201 *needs to be done to the reuse system? All of these detailed things, and he and I come up*
202 *with a very detailed, specific scope of service for all of these line items and then we build a*
203 *budget from those detailed services. That is what is in here and to a great extent, in the*
204 *notes section of this, we tried to minimize the description of what it is, but that's*
205 *essentially how we go through this process and handle that.*

206
207 A member of the audience: *You have \$250,000 dollars for hurricane this year. If we don't*
208 *have a hurricane this year, is that a reserve account, or is it just unused funds, or does it*
209 *become a slush fund and we put it somewhere else?*

210
211 *Mr. Ward: I labeled it a reserve fund for capital improvements or disaster relief. That's*
212 *what it can be used for. All governments in this State, including CDDs, can move these*
213 *general fund operations into other line items as deemed appropriate because they are not*
214 *specifically identified for a specific service under the law that we operate under. They can*
215 *be used for other things, but these operational reserves, we leave them for, whether it's*
216 *hurricane relief, or other capital improvement programs that need to come on. It's*
217 *designed to get it to a number, whatever number this community needs to get to over*
218 *time. It might be \$1 million dollars. It might be \$2 million dollars. It's to have that as a*
219 *cushion to help you weather the increases in assessments.*

220
221 Mr. William Skags asked about the Lorraine Road expansion and how it was reflected in
222 the budget. He asked about ongoing upkeep. *I find it baffling that we've done things to*
223 *the level we've done on the west side of Lorraine knowing that everything over there is*
224 *simply going to be construction going forward, and even in a year and half from now,*
225 *when we have freezes, we did extra assessments because of plants lost, many of the plants*
226 *along that west side of Lorraine were never even replaced. They were allowed to grow*
227 *back from root if they would, yet they were there in the assessments. Please talk to us a*
228 *little bit about going forward, the extension of Lorraine Road..*

229
230 *Mr. Ward: The extension of Lorraine Road, there is no money in this budget for any*
231 *maintenance related to the extension. That would only come on when that extension was*
232 *finished and as I understand it, I think that's at least 4 years out. So, it's many years out*
233 *before we get to that. With respect to the level of service that we have on Lorraine Road,*
234 *the Board makes decisions on the service levels on Lorraine Road, or any other service level*
235 *in this community at the end of the day, and changes can be made as deemed appropriate*
236 *going forward.*

237
238 *Mr. Anthony Metteco (spelling?): I have downloaded and reviewed your financial*
239 *statements and although your financial statement has an enlightening summary, there still*

240 *should be further breakdown about what exact services and products provided. If you did*
241 *that, you might have fewer questions here because we see the level of disservice we are*
242 *getting. We'd like to know, especially when you increase it, what exactly the list is,*
243 *encompassing all the line items. How do we get that information? How do we get a*
244 *condensed balance sheet?*

245
246 *Mr. Ward: I'm going to be frank. The financial statements that I do for LT Ranch are*
247 *probably one of the more detailed ones I do. I can tell you, if you have a specific request,*
248 *you can ask me offline and I will do my best to try to incorporate it into a financial*
249 *statement for you.*

250
251 *Mr. Jere Earlywine: If you're searching for the level of service and what goes into that, all*
252 *the contracts would be available, and you could review the scope of services in those.*

253
254 *Mr. Anthony Metteco (Spelling?): Non are provided for Sunny Grove. What's involved in*
255 *that?*

256
257 *Mr. Ward: I think I get it. You are welcome to talk to me outside of this and I will try to fix*
258 *that for you. I have no problems trying to help you.*

259
260 *Mr. Tom Goldman: One thing we see every day we drive in and out is the road is*
261 *constantly saturated. Why are these sprinklers providing so much water to the little island*
262 *of Lorraine Road. There are people here who have nice cars, motorcycles, collectable cars,*
263 *who can't leave the neighborhood other than driving through Cassia and going out the last*
264 *entrance to avoid all of this flooding. The second thing is, we keep on replanting and*
265 *maintaining the west side of Lorraine Road that is going to be torn out to allow for a new*
266 *development to be put in there sooner or later. The third thing (Indecipherable). You're*
267 *talking about widening Lorraine Road. We've already put an exit lane to go into Turner*
268 *Park. How are you going to widen Lorraine Road even further without encroaching on the*
269 *sidewalks if we no longer have that lane? I don't want that answer right now, but*
270 *somebody has got to look into that, because there is no more median there.*

271
272 *Mr. Ward: I will see if we can get some kind of a one-page PDF where we can put what the*
273 *widening program is going to look like, like a map of what Lorraine Road will look like after*
274 *the widening, so you can see that.*

275
276 *A male member of the audience: (Indecipherable). I've heard that it's used solely for*
277 *irrigation. (Indecipherable). I've heard it might wind up being a marsh. Personally, I paid*
278 *a premium for the lot for us to have a pond in the back to look at forever. Now, seeing it*
279 *get drier and drier, the question is, how is that being addressed. I see nothing in the*
280 *budget relative to that.*

281
282 *Mr. Ward: We do know we are in a particularly dry season right now. It's probably the*
283 *worst we've had in a very long time. That is accounting for a significant portion of the*
284 *water levels being so low in this community. We also know that Sarasota County is having*
285 *a bit of a reuse issue right now, not supplying enough reuse water to come into the lake*
286 *system which is also drying up some of the lake system. Half a dozen of the lakes we know*
287 *about are at lower levels because we are not getting enough reuse water coming into*

288 *them. We also know that there are construction activities going on, whether it's in LT*
289 *Ranch, or surrounding communities, that are dewatering activities, that are affecting the*
290 *water table itself. Those three elements are things we can't control, and it will clear up*
291 *once it starts raining. You will start to see the change as we move on. This is really a very*
292 *unusual time right now.*

293
294 A male member of the audience: *So, essentially, we can feel confident that ultimately, we*
295 *will get it to a more normal level, and it will stay that way?*

296
297 *Mr. Ward: Yes. As long as the weather holds out. I mean we are in an unprecedented*
298 *season; the last two years have been crazy. I don't know what next hurricane season will*
299 *bring us, or what will happen, the dewatering will go away at some point, but generally*
300 *speaking, as long as you get the normal rainfalls and Sarasota County can supply us water,*
301 *because I think four or five of those lakes within the community are recharged from reuse*
302 *water. When we are not getting reuse water, the lake levels drop.*

303
304 A female member of the audience: *Can you clarify the difference between ponds,*
305 *between those that are connected? As I understand it, the levels can sort of be shifted*
306 *between ponds.*

307
308 *Mr. Ward: I heard that from somebody, but that's not a true statement. The lakes are all*
309 *interconnected, but the water levels are whatever the water table tells them to be, so they*
310 *will rise and lower just depending on what the water tables are.*

311
312 *Mr. Phill Brannon: There are some ponds that are interconnected and hold the same*
313 *amount of water and have one control structure outfall, so imagine three of them*
314 *connected, they only discharge at one point. So, if one of them fills up, and the others are*
315 *low, they are all going to equalize out.*

316
317 A female member of the audience: *On the Esplanade side, we've been there going on two*
318 *years, and I will tell you, Taylor Morrison came in, because it was a mess, and I don't think*
319 *they did it properly because it's all paved in, and now we are looking at a crater. We've*
320 *been there almost two years and we've had a crater with the exception of –*

321
322 *Mr. Phil Brannon: There is nothing in the budget to address the washout areas. In the*
323 *engineering department, the irrigation is not connected to the Esplanade side there, so*
324 *what happens to those three ponds that are really, really low, we can't interconnect them*
325 *and just take water from another pond, but if the groundwater is low there, it's not going*
326 *to help the situation in any pond surrounding it, such as if you were to dewater a*
327 *construction site next door, it's going to lower the water table. Typically, you have a rainy*
328 *summer, and they all fill back up, but there are five ponds interconnected down there, and*
329 *they are all going to maintain that same low level. They just don't ever get filled up. One*
330 *is not going to get filled up without the others filling.*

331
332 Discussion continued regarding the ponds and the low water levels; the lake bank repairs
333 and plantings; how Taylor Morrison's activities would affect the ponds, hopefully raising
334 the water levels; how this year's drought was affecting all the lakes and ponds; why some

335 lakes and ponds had more water than other lakes and ponds in the area; and how terrible
336 the ponds looked with no water.

337

338 A member of the audience: Can the County help with any of these issues?

339

340 *Mr. Ward: Legally, the CDD can enter into agreements with offsite entities such as*
341 *Sarasota County to maintain anything it wants to. We have the legal right to do that. The*
342 *reality of the situation is, I'm guessing once we get past your border, to the other end, I*
343 *would not recommend to this Board that they enter into an agreement with Sarasota*
344 *County to maintain Lorraine Road toward what would be Skye Ranch. I think going beyond*
345 *that is unreasonable.*

346

347 *Mr. Jere Earlywine: There will be another CDD who probably takes care of that.*

348

349 A member of the audience: *I have a question about Sunny Grove and how we ended up*
350 *with them? Is there a process you all go through?*

351

352 *Mr. Ward: Yes, we do. We go through a competitive bid process. We write specifications,*
353 *we do requests for proposals, we put an ad in the newspaper, we send it out to vendors,*
354 *and they all respond to that, and then those bids go to the Board, and we pick one. It's not*
355 *the lowest price, we evaluate both experience and price in the ranking of those proposals.*

356

357 *Mr. Christian Cotter: Let me speak to that too because I work for another developer as*
358 *well. I don't work for Taylor Morrison. I used Sunny Grove at our premier project. When*
359 *you're looking at landscapers, it's not just the price. It's the price of what you're going to*
360 *be replacing. You talked about that \$250,000 dollars for the hurricane, \$250,000 dollars*
361 *for a property that vast can happen really quickly. You need folks who not only know what*
362 *they are doing, but are following best practices with herbicides and pesticides, who are*
363 *responsive. That's really what you are looking for.*

364

365 Mr. Ward concurred. He discussed bad experiences with landscapers and landscaping in
366 the past. He stated Sunny Grove was a good vendor.

367

368 A member of the audience: Would like an explanation of the monies, discounts when
369 paying your tax bill, amounts owed.

370

371 *Mr. Ward: We racked up substantial losses over the last two years in the CDD, probably*
372 *close to \$700,000 dollars. Taylor Morrison has funded those to us in the last two years and*
373 *we will repay them in 2024. That is included in the budget. Discounts and fees: When we*
374 *put our assessments on the tax bill, as you know, you can take a 4% discount when you pay*
375 *your tax bill. If you paid in November, you would have a 4% discount. That's included in*
376 *our budget, so we still get 100% of the money that we need. Then the Property Appraiser*
377 *and the Tax Collector take a certain percentage of our collections for putting it on the tax*
378 *bill, and by law they are permitted to do that. They can take up to 2% per year each. It's*
379 *less in Sarasota County, so the discounts in collections cover the costs we are charged by*
380 *the Property Appraiser and Tax Collector.*

381

382 Discussion continued regarding the discounted rate and how it affected the budget; the
383 maintenance and repair needs for Shell Trail; the efforts being made to have Taylor
384 Morrison repair the Shell Trail; and the washout and regrading needs of the Esplanade
385 ponds.

386
387 A female member of the audience: suggested the idea of putting up retaining walls to stop
388 erosion.

389
390 Mr. Ward explained once the lake banks were sodded and stabilized, the lake banks would
391 be good for five years, and then in year five renewal and replacement of the entire lake
392 bank system began. He indicated in year five, the budget would begin to reflect the lake
393 bank restoration program. He noted rather than a retaining wall, his CDDs installed
394 GeoTubes on the lake banks which helped the lake banks last longer.

395
396 A member of the audience: Why?

397
398 Mr. Ward responded the frost damage from two years ago, Hurricane Ian damage from
399 this year and all the additional infrastructure the CDD took on this year which was not
400 included in the Fiscal Year 2023 budget.

401
402 A member of the audience: why are we responsible for the whole thing?

403
404 Mr. Ward explained in reality, looking at what the CDD received across the Board, in one
405 whole year the CDD only received 96% to 97% of what was levied. He stated he had never
406 had a CDD which collected over 100% of its levied amount.

407
408 A member of the audience: *I don't believe you intended this, but by having Taylor*
409 *Morrison fund shortfalls in the prior year, your tax base in 2024 will be paying the funds*
410 *that Taylor Morrison paid in 2022 (indecipherable) how much of those funds were actually*
411 *funds that would have (indecipherable) had they been assessed (indecipherable)?*

412
413 *Mr. Ward: Of the 1,364 units that are in this community now, there are a lot of lots that*
414 *don't have houses and maybe don't even have infrastructure in place. Of our total budget*
415 *of \$2.7 million, Taylor Morrison is paying 64% of that total budget. I think that more than*
416 *covers their obligation. I understand your debate and discussion of what happened in the*
417 *prior year, but if Taylor Morrison didn't fund it this year, we didn't put it in the budget this*
418 *year because we didn't know we were getting it. Generally speaking, in governments, we*
419 *have to fund it in a future year, we have to get a bank loan to do this and pay all the fees*
420 *and interest due on the loan. Taylor Morrison did lend us that money with no fees and no*
421 *charges, and I think that's a fair distribution of the way these assessments are placed.*

422
423 A member of the audience: *Maybe this is going back to CDD 101. How do the assessments*
424 *work across neighborhoods – equally?*

425
426 *Mr. Ward: Equally. If Taylor Morrison has an undeveloped parcel of land that's within this*
427 *area, we assign a specific number of units that's going to go to it. That's based upon what*
428 *they are going to build out there. They get assessed the exact same number that you do*
429 *for that type of lot in this community.*

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A member of the audience: *What's going to happen once Taylor Morrison is out of the Community and we are left with a big deficit?*

Mr. Ward: *I actually had that happen last year. I had a District last year or the year before where the developer left the community, the HOA was actually maintaining all of the CDD's assets and the HOA came to the CDD and said, "We don't want to do this anymore, we want you to do this." So, the Board, all residents by the way, said, "Okay, we will do that." It was a \$600,000 dollar problem in the existing budget we were in, in the middle of the year, but we took it over. We borrowed the money from a bank, did the maintenance and then in the following year we budgeted to pay the loan back and levied assessments for the deficit in the year we messed up, and then moved on. That's basically what you have to do. This is different because I think all of the maintenance is in the CDD. It's not in the HOA. So, that problem won't happen in this community. As we do a better job of building these budgets, I'm hoping that problem does not happen.*

Mr. Jere Earlywine: *In speaking with HOAs they do have a hard time taking out loans with banks because they don't have first priority tax assessments on the tax roll. It's much better to have the CDD do it.*

A member of the audience: *Does that mean that the HOA is likely to stay where it is with its monthly fee?*

Mr. Ward: *I don't know.*

Discussion ensued regarding HOA fees and how building out the facilities would affect HOA fees.

A member of the audience: *With regards to the 2024 Budget, it seems like some huge increases, maybe you can explain all of this.*

Mr. Ward: *The hard part about developing the Fiscal Year 2024 budget was it's impossible for us to figure out what's going to happen in May, June, and July of next year. Remember, I do this budget in May for an August hearing. That's got to last through September of 2024. In a community like this where there are so many unknowns, what needs to be maintained, whether it's a shell path that's not done correctly, a lake bank that needs repairs that we don't know about now, etc. I do build in a little more in these miscellaneous or contingency line items, just to try to play it safe. That's a safe number.*

A member of the audience: *So, what happens then if the funds were not used in full for miscellaneous items. What happens to that amount?*

Mr. Ward: *It just falls down into what we call cash balance. It brings a little extra cash to the District, which at this point is estimated to be a negative number, so it would just reduce the negative.*

A member of the audience: *The CDD owns Turner Park? Does that mean it's not a public park?*

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Mr. Ward: No. By law because it's owned by a CDD, it's a public park. It is also in the development order for this community from Sarasota that it be a public park. So, anybody can access that park whether they live in the community or not. I think Taylor Morrison is trying to put up gates and keep it open only from dawn to dusk and the gates will be locked. That's the idea they are floating around. I'm pretty sure you will get a notice about that in the near future. We can't prevent somebody from outside the community walking in, but we can try to do our best and keep it as close knit to this community as possible.

Discussion ensued regarding Turner Park.

A member of the audience: is it a requirement by the County for the bill that Turner Park is included in the bill., and the County gave us no money towards the park. It is all the CDD?

Mr. Ward: We just took Turner Park over this year. So, the answer to your question directly is, we don't have a full plan in place, at least the CDD does not, at this point in time. I do know Taylor Morrison is going to put up additional gates, and I guess you will have key card access to the community at dusk, and the exterior is being beefed up some also, but the CDD, the District, does not have any plans, and has not discussed any additional security for the Park otherwise.

Discussion continued regarding Turner Park and the security needs; the possibility of an injured person at Turner Park suing the CDD; the CDD having sovereign immunity and insurance in case of a lawsuit; and the HOA having liability insurance.

A member of the audience: asked if the CDD would eventually not be the responsibility of the homeowners.

Mr. Jere Earlywine explained a CDD was like an HOA and would be needed for perpetual maintenance. He noted the infrastructure for Turner Park was not paid for by the CDD, it was gifted to the CDD by Taylor Morrison.

Discussion ensued regarding Lorraine Road, power washing the sidewalks along Lorraine Road; the need to power wash the sidewalks within the community; the possibility of waivers to reduce liability with baseball and soccer teams utilizing the field; and who was representing the CDD's interest in regard to the Turner Park field.

Mr. Ward: The District has an agreement with the Master HOA for the programming of Turner Park because we are not set up to do programming. It's most beneficial for you to let the HOA do that. The HOA, we do permit them to do all of the programming, including if they want to do an agreement with a soccer or baseball club, those agreements have to come to us for review and approval. We ensure we have sufficient insurance coverage from the teams to protect the CDD, plus, we have our sovereign immunity limits in place to do that. In the soccer agreement, there is a provision that requires them to do some level of maintenance within the soccer park. I don't know if that is going to cover everything to do with the damage or maintenance that needs to be done. Richard is going to be the one

526 *who has to watch out for this over the coming year and see if there is more damage being*
527 *done to this than the team is paying for and we will have to adjust the agreement, and we*
528 *will push to do that. I do know from my experience that the soccer teams, football teams,*
529 *baseball teams, the amount of money that they have to give to a governmental agency or*
530 *your HOA, is extraordinarily limited. So, at some point, communities make the decision*
531 *they will bear the cost of doing some of these things just because nobody else has the*
532 *money to do it and we have a bigger pool of people.*

533
534 Discussion continued regarding Turner Park; whether the CDD had the right to turn soccer
535 or baseball clubs away from the park; and the possibility of turning Turner Park over to
536 Sarasota County.

537
538 Mr. Ward explained Sarasota County would never take Turner Park back. He indicated the
539 CDD had the right to require whatever fees it deemed necessary for use of the Park.

540
541 A member of the audience: asked if the CDD had the ability to pursue legal action against
542 Taylor Morrison.

543
544 Mr. Jere Earlywine responded he was not comfortable answering the question. *I think you*
545 *have an agenda there that I don't know is appropriate for discussion. What I would say is,*
546 *this is an independent Board. We all populate this Board. You will all sit in these seats*
547 *with the same fiduciary duties. If you feel like something has not been done properly in*
548 *connection with the project, you can look at what your legal options are at that point.*

549
550 Mr. Ward thanked everyone for their questions and comments.

551
552 A member of the audience: asked how the community residents could be involved in the
553 budget development process in the future.

554
555 *Mr. Ward: I don't mind getting input regarding what goes in the budget and how to*
556 *develop it. We can do that in February, March, April, and May. I think I started this*
557 *budget in April and posted it in May.*

558
559 Mr. Jere Earlywine: encouraged residents to continue to attend meetings and be involved.

560
561 Discussion ensued regarding the budget process and being involved with the budget
562 process in the future.

563
564 Mr. Ward asked if there were any additional questions or comments; there were none.
565 He called for a motion to close the Public Hearing.

566
567 **On MOTION made by Christian Cotter, seconded by Scott Turner, and**
568 **with all in favor, the Public Hearing was closed.**

569
570 **II. Board Comment and Consideration**
571

572 Mr. Ward asked if there were any additional questions or comments from the Board; there were
 573 none.

574
 575 **III. Consideration of Resolution 2023-19, a Resolution of the Board of Supervisors adopting the**
 576 **Annual Appropriation and Budget for Fiscal Year 2024**
 577

578 Mr. Ward called for a motion to approve the budget beginning October 1, 2023 and ending on
 579 September 30, 2024.

581 **On MOTION made by Christian Cotter, seconded by Christy Zelaya, and**
 582 **with all in favor, Resolution 2023-19 was adopted, and the Chair was**
 583 **authorized to sign.**

584
 585 **b) FISCAL YEAR 2024 IMPOSING SPECIAL ASSESSMENTS; ADOPTING THE ASSESSMENT ROLL;**
 586 **APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; AND SETTING AN**
 587 **OPERATION AND MAINTENANCE CAP FOR NOTICE PURPOSES ONLY**
 588

589 Mr. Ward indicated this public hearing was related to the imposition of the special assessments for
 590 the Fiscal Year 2024 budget.

591
 592 **I. Public Comment and Testimony**
 593

594 Mr. Ward called for a motion to open the Public Hearing.

596 **On MOTION made by Christian Cotter, seconded by Scott Turner, and**
 597 **with all in favor, the Public Hearing was opened.**

598
 599 Mr. Ward asked if there were any further comments or questions.

600
 601 A member of the audience: asked if this special assessment payment will disappear, at
 602 some point.

603
 604 *Mr. Jere Earlywine: That's right. It's a 30-year bond. It probably depends on where you*
 605 *live as to when your bond was issued. It's typically a 30-year duration, but you can pay it*
 606 *off early too, but the rates are so low there is really no incentive to do so. You will always*
 607 *be paying operational costs, however, just like with an HOA.*

608
 609 Mr. Ward called for a motion to close the Public Hearing.

611 **On MOTION made by Christian Cotter, seconded by Christy Zelaya, and**
 612 **with all in favor, the Public Hearing was closed.**

613
 614 **II. Board Comment and Consideration**
 615

616 Mr. Ward asked if there were any questions or comments from the Board; there were none.
 617

618 **III. Consideration of Resolution 2023-20, a Resolution of the Board of Supervisors imposing special**
619 **assessments, adopting an assessment roll, and approving the General Fund Special Assessment**
620 **Methodology**

621
622 Mr. Ward called for a motion.

623
624 **On MOTION made by Scott Turner, seconded by Christian Cotter, and**
625 **with all in favor, Resolution 2023-20 was adopted, and the Chair was**
626 **authorized to sign.**

627
628 **IV. Consideration of Resolution 2023-21, a Resolution of the Board of Supervisors establishing an**
629 **Operation and Maintenance Assessment Cap for notice purposes only**

630
631 Mr. Ward called for a motion.

632
633 **On MOTION made by Christian Cotter, seconded by Christy Zelaya, and**
634 **with all in favor, Resolution 2023-21 was adopted, and the Chair was**
635 **authorized to sign.**

636
637 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2023-22**

638
639 **Consideration of Resolution 2023-22, a Resolution of the Board of Supervisors designating dates, time**
640 **and location for regular meeting of the Board of Supervisor’s for Fiscal Year 2024**

641
642 Mr. Ward indicated Resolution 2023-22 set the Board meeting dates, time, and location for the second
643 Tuesday of each month at 1:00 p.m. at the Offices of Taylor Morrison. He explained this allowed the
644 Board to set a standard date, time, and location which could be changed at the discretion of the Board.

645
646 **On MOTION made by Christian Cotter, seconded by Christy Zelaya, and**
647 **with all in favor, Resolution 2023-22 was adopted, and the Chair was**
648 **authorized to sign.**

649
650 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2023-23**

651
652 **Consideration of Resolution 2023-23, a Resolution of the Board of Supervisors of the LT Ranch**
653 **Community Development District ratifying the actions of District Staff related to the Assignment of**
654 **Mobility Fee Credit Pursuant to the Interlocal Agreement between Sarasota County and the District**
655 **for the design, permitting and construction of Lorraine Road; providing general authorization; and**
656 **addressing conflicts, severability, and provide an effective date.**

657
658 *Mr. Ward: A copy of the mobility fee credit was attached for your information.* He asked if there were
659 any questions; hearing none, he called for a motion.

660
661 **On MOTION made by Christian Cotter, seconded by Christy Zelaya, and**
662 **with all in favor, Resolution 2023-23 was adopted, and the Chair was**
663 **authorized to sign.**

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SEVENTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Asset Manager

a) Field Managers Report July 1, 2023

b) Field Managers Report August 1, 2023

No report.

IV. District Manager

a) Financial Statement for period ending May 31, 2023 (unaudited)

b) Financial Statement for period ending June 30, 2023 (unaudited)

c) Financial Statement for period ending July 31, 2023 (unaudited)

No report.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Ward asked if there were any supervisor’s requests; there were none. He asked if there were any audience members present in person or by audio or video with any questions or comments; there were none.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 2:50 p.m.

On MOTION made by Christian Cotter, seconded by Christy Zelaya, and with all in favor, the meeting was adjourned.

LT Ranch Community Development District

James P. Ward, Secretary

John Wollard, Chairperson

RESOLUTION 2023-24

THE RESOLUTION OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AMENDING THE FISCAL YEAR 2023 BUDGET, WHICH BEGAN ON OCTOBER 1, 2022 AND ENDS ON SEPTEMBER 30, 2023; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, on July 13, 2022, pursuant to Resolution 2022-11, the District’s Board of Supervisors previously adopted the Fiscal Year 2023 Budget; and

WHEREAS, the District desires to amend the Fiscal Year 2023 Budget, in accordance with Exhibit “A” attached hereto;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF WHEREAS CLAUSES. That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. AMENDMENT OF FISCAL YEAR 2023 BUDGET. The previously adopted Budget of the District is hereby amended in accordance with Exhibit A attached hereto and incorporated herein as if written into this Section.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the LT Ranch Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the LT Ranch Community Development District this 19th day of September 2023.

ATTEST:

**LT RANCH
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

John Wollard, Chairperson

Exhibit A: Budget Amendment 1 – General Fund – FY 2023

LT Ranch Community Development District
Budget Amendment 1 - General Fund - Fiscal Year 2023
Schedule of Expenses Anticipated At September 30, 2023
Advances/Notes Payable to Taylor Morrison in Fiscal Year 2024

LT Ranch Community Development District
 General Fund - 3 Year Analysis : September 2021 - September 2023

Description	Actual FYE 9/30/21	Actual FYE 9/30/22	Fiscal Year 2023 Budget	Actual at 07/31/2023	Estimated Expenses 8/1/23 - 9/30/23	Estimated Actual FYE 9/30/23	FY 9/30/23 Estimated Variance	BUDGET AMENDMENT #1	Description/Notes
Revenues and Other Sources									
Carryforward		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Interest Income - General Account		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Assessment Revenue									
Assessments - On-Roll	\$ 453,046	\$ 358,473	\$ 767,394	\$ 714,336	\$ -	\$ 714,336	\$ (53,058)	\$ 767,394	Actual is net of Fees 105% of budget collected to date
Assessments - Off-Roll	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Note Proceeds - Fund FY 2022									
Taylor Morrison	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 483,046	\$ 358,473	\$ 767,394	\$ 714,336	\$ -	\$ 714,336	\$ (53,058)	\$ 767,394	
Appropriations									
Legislative									
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Executive									
Professional - Management	\$ 40,000	\$ 40,000	\$ 41,000	\$ 34,167	\$ 6,833	\$ 41,000	\$ -	\$ 41,000	Paid thru July
Financial and Administrative									
Audit Services	\$ 4,000	\$ 4,100	\$ 4,300	\$ 4,200	\$ -	\$ 4,200	\$ (100)	\$ 4,200	
Accounting Services	\$ 16,000	\$ 16,000	\$ 17,000	\$ 14,167	\$ 2,833	\$ 17,000	\$ -	\$ 17,000	Paid thru July
Assessment Roll Preparation	\$ 16,000	\$ 16,000	\$ 17,000	\$ 14,167	\$ 2,833	\$ 17,000	\$ -	\$ 17,000	Paid thru July
Arbitrage Rebate Fees	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ 500	\$ -	\$ 500	
Other Contractual Services									
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Legal Advertising	\$ 4,676	\$ 12,287	\$ 2,000	\$ 1,413	\$ 587	\$ 2,000	\$ -	\$ 2,000	Paid thru June
Trustee Services	\$ 5,214	\$ 5,214	\$ 6,695	\$ 5,214	\$ -	\$ 5,214	\$ (1,481)	\$ 5,214	
Dissemination Agent Services	\$ 1,000	\$ 1,000	\$ 5,000	\$ 3,000	\$ -	\$ 3,000	\$ (2,000)	\$ 3,000	
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Bank Service Fees	\$ 162	\$ 102	\$ 250	\$ 227	\$ 155	\$ 382	\$ 132	\$ 382	Ave charges = \$37.80 for 6 months billed thru March
Travel and Per Diem									
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services									
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 449	\$ 104	\$ 200	\$ 49	\$ 151	\$ 200	\$ -	\$ 200	
Rentals and Leases									
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 100	\$ 850	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	
Insurance									
Insurance	\$ 5,251	\$ 5,435	\$ 6,000	\$ 8,421	\$ -	\$ 8,421	\$ 2,421	\$ 8,421	
Subscriptions and Memberships									
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	\$ 175	
Printing and Binding									
Printing and Binding	\$ 731	\$ 1,142	\$ 600	\$ 1,368	\$ -	\$ 1,368	\$ 768	\$ 1,368	
Office Supplies									
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Legal Services									
General Counsel	\$ 6,838	\$ 34,382	\$ 7,500	\$ 25,230	\$ 8,409	\$ 33,639	\$ 26,139	\$ 33,639	\$2803.31 ave per mo - paid thru May
Series 2018 bonds (2022 - 1 & 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Other General Government Services									
Engineering/Field Services	\$ -	\$ 12,000	\$ 7,500	\$ -	\$ -	\$ -	\$ (7,500)	\$ -	
Engineering/Asset Management #5193101	\$ 41,246	\$ 64,177	\$ -	\$ 25,261	\$ 10,826	\$ 36,087	\$ 36,087	\$ 36,087	Ave per mo = \$3608.71 - Billed thru April -Atwell LLC
Sub-Total:	\$ 142,341	\$ 213,468	\$ 117,720	\$ 137,559	\$ 34,627	\$ 172,186	\$ 54,466	\$ 172,186	
Stormwater Management Services									
Lake, Lake Bank and Littoral Shelf Maintenance									
Professional Services									
Asset Management	\$ -	\$ -	\$ 19,000	\$ 12,667	\$ 6,333	\$ 19,000	\$ -	\$ 19,000	\$1583.33 per mo Billed thru May
Repairs & Maintenance									
Aquatic Weed Control	\$ -	\$ -	\$ 15,500	\$ 101,505	\$ 33,835	\$ 135,340	\$ 119,840	\$ 135,340	Ave = \$11278.33 per mo Pd thru June
Littoral Shelf - Invasive Plant Control	\$ -	\$ -	\$ 3,200	\$ -	\$ -	\$ -	\$ (3,200)	\$ -	
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ 2,600	\$ 15,000	\$ 17,600	\$ 17,600	\$ 17,600	
Detention Area Maintenance	\$ -	\$ -	\$ -	\$ 2,050	\$ -	\$ 2,050	\$ 2,050	\$ 2,050	
Water Quality Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

LT Ranch Community Development District
Budget Amendment 1 - General Fund - Fiscal Year 2023
Schedule of Expenses Anticipated At September 30, 2023
Advances/Notes Payable to Taylor Morrison in Fiscal Year 2024

LT Ranch Community Development District
General Fund - 3 Year Analysis : September 2021 - September 2023

Description	Actual FYE 9/30/21	Actual FYE 9/30/22	Fiscal Year 2023 Budget	Actual at 07/31/2023	Estimated Expenses 8/1/23 - 9/30/23	Estimated Actual FYE 9/30/23	FY 9/30/23 Estimated Variance	BUDGET AMENDMENT #1	Description/Notes
Littoral Shelf Plantings	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	
Control Structures, Catch Basins & Outfalls	\$ -	\$ -	\$ 22,500	\$ 39,700	\$ 58,750	\$ 98,450	\$ 75,950	\$ 98,450	22500+37800+33400=93700
Preserve Services								\$ -	39700+9450+800=49950
Wetland Maintenance	\$ 23,715	\$ 39,555	\$ 37,800	\$ 9,450	\$ 7,500	\$ 16,950	\$ (20,850)	\$ 16,950	Balance left in budget \$43750
Enhancement Area Maint(Preserve Maint #5384104)	\$ 29,275	\$ 41,500	\$ 33,400	\$ 800	\$ 5,000	\$ 5,800	\$ (27,600)	\$ 5,800	
Creation Areas Maint(Lake Maint #4384102)	\$ 12,480	\$ 12,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Contingencies	\$ -	\$ -	\$ 11,240	\$ 259,670	\$ -	\$ 259,670	\$ 248,430	\$ 259,670	Hurricane Ian
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 65,470	\$ 93,430	\$ 142,640	\$ 428,442	\$ 141,418	\$ 569,860	\$ 427,220	\$ 569,860	
Lorraine Road Maintenance									
Professional Services									
Asset Management	\$ -	\$ -	\$ 10,000	\$ 6,667	\$ 3,333	\$ 10,000	\$ -	\$ 10,000	\$833.33 per mo Paid thru May
Utility Services									
Electric - Street Lights	\$ -	\$ 1,459	\$ 11,200	\$ 7,669	\$ 2,556	\$ 10,225	\$ (975)	\$ 10,225	Ave \$852 per mo pd thru 7/8/23
Irrigation Water	\$ -	\$ -	\$ 10,200	\$ 11,770	\$ 5,885	\$ 17,655	\$ 7,455	\$ 17,655	Ave 1471.25 per mo thru 6/9/23
Repairs & Maintenance									
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Periodic Maintenance	\$ 195,517	\$ 120,330	\$ 176,800	\$ 221,741	\$ 82,245	\$ 303,986	\$ 127,186	\$ 303,986	\$27414.56 per mo billed thru 6/23
Frost Damage	\$ -	\$ 124,620	\$ -	\$ 1,874	\$ -	\$ 1,874	\$ 1,874	\$ 1,874	
#5415303 Skye Ranch Rd, Lattimer, Luna Ln	\$ -	\$ -	\$ -	\$ 32,837	\$ 24,628	\$ 57,465	\$ 57,465	\$ 57,465	\$8209.37 per mo billed through 6/23
Vehicular Damage	\$ -	\$ -	\$ 36,000	\$ 1,964	\$ 700	\$ 2,664	\$ (33,336)	\$ 2,664	
Hog Damage	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
Tree Trimming	\$ -	\$ -	\$ 11,000	\$ 6,927	\$ 4,073	\$ 11,000	\$ -	\$ 11,000	
Landscape Replacements	\$ 1,488	\$ 47,461	\$ 21,000	\$ 33,426	\$ 12,000	\$ 45,426	\$ 24,426	\$ 45,426	
Mulch Installation	\$ -	\$ -	\$ 34,000	\$ 35,739	\$ -	\$ 35,739	\$ 1,739	\$ 35,739	
Annuals	\$ -	\$ 2,701	\$ 6,000	\$ 2,471	\$ -	\$ 2,471	\$ (3,529)	\$ 2,471	
Roadway Lighting	\$ -	\$ 965	\$ 6,000	\$ -	\$ -	\$ -	\$ (6,000)	\$ -	
Landscape Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fountain Services	\$ -	\$ -	\$ 6,800	\$ 2,505	\$ 4,295	\$ 6,800	\$ -	\$ 6,800	Billed thru 2/2023
Irrigation System	\$ -	\$ 6,155	\$ 4,000	\$ 455	\$ -	\$ 455	\$ (3,545)	\$ 455	
Contingencies	\$ -	\$ -	\$ 15,080	\$ 8,000	\$ 7,080	\$ 15,080	\$ -	\$ 15,080	Remaining Budget
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 197,005	\$ 303,691	\$ 348,080	\$ 374,045	\$ 151,795	\$ 525,840	\$ 177,760	\$ 525,840	
Community Park									
Professional Services									
Asset Management	\$ -	\$ -	\$ 6,000	\$ 4,000	\$ 2,000	\$ 6,000	\$ -	\$ 6,000	\$500 per mo billed thru 5/2023
Utility Services									
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Water and Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Repairs & Maintenance									
Landscaping Maintenance	\$ -	\$ -	\$ 19,800	\$ 9,600	\$ 10,800	\$ 20,400	\$ 600	\$ 20,400	
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Landscape Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Mulch Installation	\$ -	\$ -	\$ 1,600	\$ -	\$ -	\$ -	\$ (1,600)	\$ -	
Irrigation System	\$ -	\$ -	\$ 2,200	\$ 390	\$ -	\$ 390	\$ (1,810)	\$ 390	
Janitorial	\$ -	\$ -	\$ -	\$ 3,901	\$ 15,000	\$ 18,901	\$ 18,901	\$ 18,901	
Floritam Grass Areas	\$ -	\$ -	\$ -	\$ 11,705	\$ 11,705	\$ 23,410	\$ 23,410	\$ 23,410	\$3901.67 Per mo - billed thru June 2023
Snack Shack	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Utility Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Water and Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Building Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Miscellaneous Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Playground									

LT Ranch Community Development District
Budget Amendment 1 - General Fund - Fiscal Year 2023
Schedule of Expenses Anticipated At September 30, 2023
Advances/Notes Payable to Taylor Morrison in Fiscal Year 2024

LT Ranch Community Development District
 General Fund - 3 Year Analysis : September 2021 - September 2023

Description	Actual FYE 9/30/21	Actual FYE 9/30/22	Fiscal Year 2023 Budget	Actual at 07/31/2023	Estimated Expenses 8/1/23 - 9/30/23	Estimated Actual FYE 9/30/23	FY 9/30/23 Estimated Variance	BUDGET AMENDMENT #1	Description/Notes
Miscellaneous Repairs	\$ -	\$ 1,733	\$ 2,500	\$ 250	\$ -	\$ 250	\$ (2,250)	\$ 250	
Dog Park									
Miscellaneous Repairs	\$ -	\$ -	\$ 1,000	\$ 10,744	\$ -	\$ 10,744	\$ 9,744	\$ 10,744	
Outdoor Sport Courts									
Miscellaneous Repairs	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ (2,000)	\$ -	
Contingencies	\$ -	\$ -	\$ 1,455	\$ -	\$ 1,455	\$ 1,455	\$ -	\$ 1,455	
Sub-Total:	\$ -	\$ 1,733	\$ 36,555	\$ 40,590	\$ 40,960	\$ 81,550	\$ 44,995	\$ 81,550	
Reserves									
Operational Reserve (Future Years)	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ (30,000)	\$ -	
Other Fees and Charges									
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ -	\$ -	\$ 92,399	\$ -	\$ -	\$ -	\$ (92,399)	\$ 92,399	
Total Appropriations	\$ 404,816	\$ 612,322	\$ 767,394	\$ 980,636	\$ 368,800	\$ 1,349,436	\$ 582,042	\$ 1,441,835	
Fund Balances:									
Change from Current Year Operations	\$ 78,230	\$ (253,849)	\$ 240,208	\$ (266,300)	\$ (368,800)	\$ (635,100)			
Fund Balance - Beginning		\$ 78,230		\$ 17,644	\$ 0	\$ 17,644			
Current Note Payable to Fund Operations		\$ 193,263		\$ 259,670	\$ 357,786	\$ 617,456			
Note Payable Balance	\$ -	\$ 193,263		\$ 452,933	\$ 810,719	\$ 810,719			
Restricted for Future Operations	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -			
Unassigned	\$ -	\$ -	\$ 78,230	\$ (11,014)	\$ 11,014	\$ -			
Total Fund Balance	\$ 78,230	\$ 17,644	\$ 108,230	\$ 0	\$ -	\$ 0			

Date Billed	Date Recd	Inv #	Amount	Fund Balance	Description
Taylor Morrison Billings to Date					
Balance Fwd YE: 9/30/2021				\$ 78,230	
Ye: 9/2022					
8/11/2022	9/7/2022	2022-1	\$ 112,724.80		Frost Damage - (Agreed to Reimburse TM in FYE 2023)
9/30/2022	9/30/2022	2022-2	\$ 80,538.00		Frost Damage - (Agreed to Reimburse TM in FYE 2023)
			<u>\$ 193,262.80</u>		Total Billed and Received YE: 9/30/2022
		Cash Short YE: 9/30/2022	\$ (253,848.69)		
				\$ (60,585.89)	Underbilled at 9/30/2022
Ye: 9/2023					
1/24/2023	1/26/2023	2023-1	\$ 138,810.00		Hurricane Ian
5/11/2023	5/18/2023	2023-2	\$ 120,860.00		Hurricane Ian
			<u>\$ 259,670.00</u>		Total Billed and Received Thru 7/31/2023
7/27/2023		2023-3	\$ 291,300.00		Operating Cash Shortages July -Sep 2023
			<u>\$ 550,970.00</u>		Total Billed Thru 7/31/2023
		Est. Cash Short YE: 9/30/2023	\$ (635,100.00)		
				\$ (84,130.00)	Underbilled at 7/31/2023
				\$ (66,485.76)	Estimated Additional Cash Shortage at 9/30/2023
9/1/2023		2023-4	\$ 66,485.76		Estimated Invoice for Unbilled Cash Shortages
			<u>\$ 810,718.56</u>		Estimated Total - Note Payable as of September 30, 2023

RESOLUTION 2023-25

A RESOLUTION OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) AMENDING RESOLUTIONS 2023-19 AND 2023-20 TO ADOPT AN AMENDED BUDGET FOR FISCAL YEAR 2024; PROVIDING AUTHORIZATION FOR STAFF; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the District was established for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, pursuant to Resolutions 2023-19 and 2023-20, and after noticing and conducting public hearings on August 8, 2023, the District has adopted its annual budget for Fiscal Year 2024 (“**FY 2024 Budget**”), which begins on October 1, 2023 and ends on September 30, 2024, and has levied and imposed operations and maintenance assessments (“**FY 2024 O&M Assessments**”) on lands within the District to fund a portion of the FY 2024 Budget; and

WHEREAS, due to unexpected expenses resulting from storm and other events, the District has previously had to borrow money from Taylor Morrison of Florida, Inc. (“**Developer**”) to fund certain of the District’s operations and maintenance expenses (“**Prior Expenses**”) in past years; and

WHEREAS, the repayment of the Prior Expenses was included as part of the FY 2024 Budget and was due to be funded as part of the FY 2024 O&M Assessments; and

WHEREAS, after the District’s August 8, 2023 budget and assessment hearings, the Developer has agreed to forgive the prior loans to the District, as set forth in **Exhibit A**; and

WHEREAS, accordingly, the District desires to recognize the forgiveness of the Prior Expenses, recognize a revenue source as a contribution from the Developer for the partial funding of the 1st Three months of operations and funding of the long term capital planning and to amend Resolutions 2013-19 and 2023-20 to adopt a revised FY 2024 Budget, as set forth in **Exhibit B**;

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT:

1. **RECITALS.** The foregoing recitals are incorporated herein as findings of the District’s Board of Supervisors.

RESOLUTION 2023-26

A RESOLUTION OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RECOGNIZING THE FOREGIVENESS OF AN OPERATIONS AND MAINTENANCE LOAN; AMENDING RESOLUTIONS 2023-19 AND 2023-20 TO ADOPT AN AMENDED BUDGET AND ASSESSMENT ROLL FOR FISCAL YEAR 2024; PROVIDING AUTHORIZATION FOR STAFF; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

2. **AMENDMENT TO FY 2024 BUDGET AND FY 2024 O&M ASSESSMENTS.** Resolutions 2023-19 and 2023-20 are hereby amended to substitute the original FY 2024 Budget and FY 2024 O&M Assessment roll attached to those resolutions, with the amended FY 2024 Budget included as **Exhibit B** attached hereto.

3. **ADDITIONAL AUTHORIZATION.** The Chairperson, Vice-Chairperson and District Staff are hereby authorized to take all steps necessary to affect the terms of this Resolution, including but not limited to by transmitting the revised FY 2024 O&M Assessment roll to the County for collection purposes.

4. **CONFLICTS.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. Except as otherwise modified herein, Resolutions 2023-19 and 2023-20 remain in full force and effect.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall take effect upon adoption.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED by the Board of Supervisors of the LT Ranch Community Development District this 19th day of September 2023.

ATTEST:

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

By: _____
James P. Ward, Secretary

By: _____
John Wollard, Chairperson

Exhibit A: Fiscal Year 2024 Amended Budget

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

Description	Fiscal Year 2023 Budget	Actual at 09/11/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ (162,626)	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	\$ 717,940	\$ 717,940	\$ 1,774,106	Assessments from Property Owner's
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	
Developer Funding					
Developer Loan Proceeds	\$ -	\$ -	\$ -	\$ -	Funds Operations Shortfalls for Fiscal Year 2023
Developer Funding for Carryforward				\$ 162,626	Developer Partial Funding for 1st Quarter Operations
Developer Funding - Initial Reserve				\$ 250,000	Developer Start up Funding for Reserve
Total Revenue & Other Sources	\$ 767,395	\$ 717,941	\$ 717,941	\$ 2,024,106	
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	\$ 41,000	\$ 41,000	\$ 45,000	District Manager
Financial and Administrative					
Audit Services	\$ 4,300	\$ 4,200	\$ 4,200	\$ 4,400	Statutory Required Audit Yearly
Accounting Services	\$ 17,000	\$ 17,000	\$ 17,000	\$ 27,000	All Funds
Assessment Roll Preparation	\$ 17,000	\$ 17,000	\$ 17,000	\$ 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	\$ 3,484	\$ 3,484	\$ 2,000	Statutory Required Legal Advertising
Trustee Services	\$ 6,695	\$ 5,214	\$ 5,214	\$ 6,695	Trustee Fees for Bonds
Dissemination Agent Services	\$ 5,000	\$ 3,000	\$ 3,000	\$ 5,000	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	Fees to place assessment on tax bills
Bank Service Fees	\$ 250	\$ 320	\$ 428	\$ 250	Bank Fees - Governmental Bank Account
Travel and Per Diem	\$ -			\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 200	\$ 77	\$ 200	\$ 200	Agenda Mailings and other misc mail

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

Description	Fiscal Year 2023 Budget	Actual at 09/11/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Rentals and Leases					
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	\$ 1,368	\$ 1,368	\$ 600	Agenda Books and Misc Copies
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Legal Services					
General Counsel	\$ 7,500	\$ 26,687	\$ 33,639	\$ 7,500	District Attorney
Other Services - As Needed	\$ -	\$ -	\$ -	\$ -	District Attorney
Other General Government Services					
Engineering Services	\$ 7,500	\$ 28,175	\$ 36,087	\$ 7,500	District Engineer
	\$ 117,720	\$ 156,621	\$ 173,716	\$ 144,320	
Emergency & Disaster Relief Services					
Hurricane Ian	\$ -	\$ 259,670	\$ 259,670	\$ -	Cleanup/Restoration due to Hurricane Ian
Sub-Total:	\$ -	\$ 259,670	\$ 259,670	\$ -	
Conservation and Resource Management (Re-Use Community Irrigation Water)					
Re-Use System					
Utility Services					
Re-Use Water (Sarasota County)	\$ -	\$ -	\$ -	\$ 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	\$ 3,043	\$ 3,043	\$ 7,000	Repair broken main line and vavles
Irrigation System (Pump Station)	\$ -	\$ -	\$ -	\$ 14,000	Monitoring and repairs as needed.
Sub-Total:	\$ 4,000	\$ 3,043	\$ 3,043	\$ 44,400	
Stormwater Management Services					
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional Services					
Asset Management	\$ 23,000	\$ 17,417	\$ 19,000	\$ 28,000	Field Operations Manager
Repairs & Maintenance					
Aquatic Weed Control	\$ 15,500	\$ 105,480	\$ 126,576	\$ 54,000	Periodic Spraying of Lakes. (28) new lakes were added.
Littoral Shelf - Invasive Plant Control	\$ 3,200	\$ -	\$ -	\$ 12,800	Control of Invasives, maintain littoral areas
Lake Bank Maintenance	\$ -	\$ 2,600	\$ 2,600	\$ 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 09/11/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Detention Area Maintenance	\$ -	\$ 2,050	\$ 2,050	\$ 4,200	Periodic maintenance of dry detention areas
Water Quality Testing	\$ -	\$ -	\$ -	\$ -	Periodic testing of lakes in water management system
Littoral Shelf Plantings	\$ -	\$ -	\$ -	\$ 3,000	Periodic replacement of littoral shelf plantings.
Control Structures, Catch Basins & Outfalls	\$ 22,500	\$ 39,700	\$ 88,450	\$ 27,500	Inspection/Cleaning of Drainage Structures
Preserve Services					
Shell Path Regrading	\$ -	\$ -	\$ -	\$ 15,000	Yearly Maintenance
Wetland Maintenance	\$ 37,800	\$ 9,450	\$ 16,950	\$ 70,500	Preserve Maintenance four (4) times a year. (7)new wetland areas were added
Enhancement Area Maintenance	\$ 34,400	\$ 800	\$ 5,800	\$ 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	\$ -	\$ 2,125	\$ 2,125	\$ 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	\$ 179,622	\$ 263,551	\$ 340,400	

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

Professional Services

Asset Management	\$ 10,000	\$ 9,167	\$ 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	\$ 10,915	\$ 11,907	\$ 12,600	Power Service
Irrigation Water	\$ 10,200	\$ 14,304	\$ 17,165	\$ 16,140	Re-use Irrigation Water

Repairs & Maintenance

Landscape Maintenance

Lorraine Blvd	\$ 176,800	\$ 288,682	\$ 316,096	\$ 290,000	Lorraine Road
Skye Ranch Road, Lattimer St. & Luna Lane	\$ -	\$ 42,376	\$ 58,795	\$ 99,000	Skye Ranch Blvd., Lattimer St., & Luna Lane
Pressure Cleaning	\$ -	\$ 9,580	\$ 9,580	\$ 20,000	Yearly Side walks, curbs and gutters pressure cleaning
Frost Damage	\$ -	\$ 1,874	\$ 1,874	\$ -	Unusual Frost in FY 2022 Line Item removed
Vehicular Damage	\$ 36,000	\$ 1,964	\$ 2,664	\$ 26,000	Damage from Vehicular Traffic
Tree Trimming	\$ 11,000	\$ 6,927	\$ 11,000	\$ 13,000	Yearly trimming of Branches
Landscape Replacements	\$ 21,000	\$ 33,426	\$ 45,426	\$ 24,000	Yearly replacements of plants as needed
Mulch Installation	\$ 34,000	\$ 35,739	\$ 35,739	\$ 44,000	One (1) full mulch yearly and 1 touch up
Annuals	\$ 6,000	\$ 5,983	\$ 5,983	\$ 19,000	Four (4) times per year
Roadway Lighting	\$ 6,000	\$ -	\$ -	\$ 8,000	Periodic repairs as needed to street lights as needed.
Landscape Lighting	\$ -	\$ -	\$ -	\$ -	No Lighting

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

Description	Fiscal Year 2023 Budget	Actual at 09/11/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Founatin Services	\$ 6,800	\$ 4,661	\$ 8,956	\$ -	Periodic repairs as needed
Contingencies	\$ 15,080	\$ 11,750	\$ 20,080	\$ 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	\$ 477,348	\$ 555,265	\$ 641,540	
Community Park (CP1 - Turner Park)					
Professional Services					
Asset Management	\$ 6,000	\$ 5,500	\$ 6,000	\$ 15,500	Field Operations Manager
Park Staffing	\$ -	\$ -	\$ -	\$ 40,000	P/T Operations 3 times per week
Utility Services					
Electric					
Parking Lot Lighting	\$ -	\$ -	\$ -	\$ 4,000	Electric Service
Snack Shack Lighting	\$ -	\$ -	\$ -	\$ 5,000	Electric Service
Water and Sewer					
Snack Shack - Fountains	\$ -	\$ -	\$ -	\$ 3,000	Two (2) Water Fountains
Snack Shack - Utilities	\$ -	\$ -	\$ -	\$ 4,000	Restrooms
Repairs & Maintenance					
Sand Replacment	\$ -	\$ -	\$ -	\$ 9,000	Playground and volleyball Court (once per year)
Janitorial	\$ -	\$ 10,902	\$ 24,302	\$ 33,000	Three (3) times a week Restroom Cleaning, Trash Removal & Restroom Supplies
Landscaping Maintenance	\$ 19,800	\$ 9,600	\$ 20,400	\$ -	Moved to other line items in FY 2024
Floratam Grass Area's					
Mowing/Edging and Weeding	\$ -	\$ 15,606	\$ 23,410	\$ 42,000	42 event (Mowing, edgeing, and Weedeating)
Bermuda Grass Area's					
Mowing Only	\$ -	\$ -	\$ -	\$ 75,600	84 events on baseball/soccer field mowing.
Agronomic Scope	\$ -	\$ -	\$ -	\$ 42,240	Fertilization, Pest Control and Spot Spraying for weeds as needed.
Aeration/Verticutting	\$ -	\$ -	\$ -	\$ 22,000	Bermuda Grass Aeration - Once a year.
Topdressing	\$ -	\$ -	\$ -	\$ 10,100	Sand Additions - Once a year, if needed.
Rye Seeding	\$ -	\$ -	\$ -	\$ 12,000	In Dormat season (winter) - add green color back to Bermuda Grass
Bahai Maintenance					
Mowing/Edging and Weedeating	\$ -	\$ -	\$ -	\$ 9,000	24 Events (mowing and Weedeating) twice monthly
Bed Maintenance Services					
Playgrounds, Medians around Restroom/Play Ar	\$ -	\$ -	\$ -	\$ 8,000	12 monthly Services to include pruning of plant material and sparying for weeds.
Irrigation					
Wet Checks	\$ -	\$ -	\$ -	\$ 9,400	12 Services

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

Description	Fiscal Year 2023 Budget	Actual at 09/11/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Line Distribution System	\$ 2,200	\$ 390	\$ 390	\$ 2,000	Periodic repair as needed
Mulch Installation					
Park Excluding Playground Areas	\$ 1,600	\$ -	\$ -	\$ 6,000	Two (2) times per year
ADA Compliant Mulch for Playground Areas	\$ -	\$ -	\$ -	\$ 8,000	Two (2) time per year
Landscape Replacements	\$ -	\$ -	\$ -	\$ 8,000	Around Playground and Amenity Center (as needed)
Maintenance Amenity Center	\$ -	\$ -	\$ -	\$ 12,000	Hedges, groundcover, trees playground, tennis & dog park
Snack Shack					
Building Maintenance		\$ -	\$ -	\$ 2,000	Maintenance as needed
Miscellaneous Repairs	\$ -	\$ -	\$ -	\$ 3,000	Maintenance as needed
Playground					
Miscellaneous Repairs	\$ 2,500	\$ 823	\$ 823	\$ 7,000	Inspection and repairs
Dog Park					
Miscellaneous Repairs	\$ 1,000	\$ 10,744	\$ 10,744	\$ 2,400	Inspection and repairs
Outdoor Sports Fields	\$ 2,000	\$ -	\$ -	\$ 7,400	Baseball, Basketball & Soccer Materials- Nets, Goals, Bases, Etc...
Miscellaneous Repairs	\$ 2,000	\$ 4,797	\$ 4,797	\$ 2,800	As needed.
Contingencies	\$ 1,455	\$ -	\$ 1,455	\$ 66,588	20% of Repairs and Maintenance
Sub-Total:	\$ 38,555	\$ 58,362	\$ 92,321	\$ 471,028	

Reserves

Extraordinary Capital/Operations	\$ 30,000	\$ -	\$ -	\$ 250,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.
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Other Financing Uses

Loan Repayment	\$ -	\$ -	\$ -	\$ -	Hurricane Ian and FY22 and FY23 Operations Shortfall
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Other Fees and Charges

Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 91,400	\$ -	\$ -	\$ 132,418	Discounts property Owners can reduce assessment by (up to 4%) by paying in November, and Tax Collector and Property Appraiser Fees
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Total Appropriations **\$ 773,395** **\$ 1,134,666** **\$ 1,347,566** **\$ 2,024,106**

Fund Balances:

Change from Current Year Operations			\$ (629,626)	\$ -	
Fund Balance - Beginning	\$ 78,230				Fund Balance at 9/30/21
Note Payable Proceeds			\$ 805,244	\$ -	Anticipated Balance of Note Payable for FYE: 9/30/22 & 9/30/23 GF Shortages
Extraordinary Capital/Operations	\$ -		\$ -	\$ 250,000	Long Term Capital Planning - Balance of Funds

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

Description	Fiscal Year 2023 Budget	Actual at 09/11/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
1st Three (3) Months Operations	\$ -		\$ -	\$ 325,253	Anticipated Funding over multiple years
Total Fund Balance	<u>\$ (253,848)</u>		<u>\$ 0</u>	<u>\$ 575,253</u>	There is a negative cash balance at 09/30/2022

Product Type	Assessment Rate			# of Units	Total EAU	FY 2024
	FY 2023	EAU Factor				
Single Family 30' - 39'	\$ 857.54	0.80		136	108.80	\$ 1,210.17
Single Family 40' - 49'	\$ 911.14	0.85		246	209.10	\$ 1,285.80
Single Family 50' - 59'	\$ 964.74	0.90		307	276.30	\$ 1,361.44
Single Family 60' - 69'	\$ 1,071.93	1.00		223	223.00	\$ 1,512.71
Single Family 70' - 79'	\$ 1,179.12	1.10		68	74.80	\$ 1,663.98
Single Family 90' & up	\$ 1,286.32	1.20		24	28.80	\$ 1,815.25
Workforce - Family	\$ 750.35	0.70		360	252.00	\$ 1,058.90
Total:				1,364	1,172.80	

RESOLUTION 2023-26

A RESOLUTION OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RECOGNIZING THE FORGIVENESS OF AN OPERATIONS AND MAINTENANCE LOAN TO THE DEVELOPER; RECOGNIZING A DEVELOPER FUNDING WITHOUT REPAYMENT OF CERTAIN FUNDS TO PARTIALLY FUND OPERATING EXPENSES FOR THE FIRST THREE MONTHS OF OPERATIONS; AND TO FUND WITHOUT REPAYMENT FUNDS FOR LONG TERM CAPITAL PLANNING; PROVIDING AUTHORIZATION FOR STAFF; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the District was established for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, pursuant to Resolutions 2023-19 and 2023-20, and after noticing and conducting public hearings on August 8, 2023, the District has adopted its annual budget for Fiscal Year 2024 (“**FY 2024 Budget**”), which begins on October 1, 2023 and ends on September 30, 2024, and has levied and imposed operations and maintenance assessments (“**FY 2024 O&M Assessments**”) on lands within the District to fund a portion of the FY 2024 Budget; and

WHEREAS, due to unexpected expenses resulting from storms and other events, the District has previously had to borrow money from Taylor Morrison of Florida, Inc. (“**Developer**”) to fund certain of the District's operations and maintenance expenses (“**Prior Expenses**”) in past years; and

WHEREAS, the repayment of the Prior Expenses was included as part of the FY 2024 Budget and was due to be funded as part of the FY'2024 O&M Assessments; and

WHEREAS, after the District's August 8, 2023 Budget and Assessment hearings, the Developer has agreed to forgive the prior loans to the District, as set forth in **Exhibit A**; and

WHEREAS, the Developer has agreed to fund \$162,626.00 required to partially meet operating expenses; and

WHEREAS, the Developer has agreed to fund \$250,000.00 for Long Term Capital Planning; and

NOW, THEREFORE, BASED UPON GOOD AND VALUABLE CONSIDERATION AND MUTUAL COVENANTS OF THE PARTIES, THE RECEIPT OF WHICH AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE PARTIES AGREE AS FOLLOWS:

1. **RECITALS.** The foregoing recitals are incorporated herein as findings of the District's Board of Supervisors.

RESOLUTION 2023-26

A RESOLUTION OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RECOGNIZING THE FOREGIVENESS OF AN OPERATIONS AND MAINTENANCE LOAN; AMENDING RESOLUTIONS 2023-19 AND 2023-20 TO ADOPT AN AMENDED BUDGET AND ASSESSMENT ROLL FOR FISCAL YEAR 2024; PROVIDING AUTHORIZATION FOR STAFF; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

2. **FORGIVENESS OF DEBT.** Based on the Agreement of the Developer, as set forth in **Exhibit A**, the District hereby recognizes the forgiveness of the prior expenses, and all agreements to repay the prior expenses are hereby rescinded and no longer in force or effect.

3. **PARTIAL FUNDING OF DISTRICT FY 2024 OBLIGATIONS.** Based on the agreement with the Developer, as set forth in Exhibit, the Developer agrees to provide the District with the sum of \$162,626.00 to fund a portion of the 1st quarter anticipated operating expenses by September 30, 2023 and to the District the sum of \$250,000.00 to fund long term capital planning by February 28, 2024.

4. **CONFLICTS.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

5.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon adoption.

PASSED AND ADOPTED by the Board of Supervisors of the LT Ranch Community Development District this 19th day of September 2023.

ATTEST:

**LT RANCH
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
James P. Ward, Assistant Secretary

By: _____
John Wollard, Chairperson

Exhibit A: Letter Agreement from Developer

RESOLUTION 2023-26

A RESOLUTION OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RECOGNIZING THE FOREGIVENESS OF AN OPERATIONS AND MAINTENANCE LOAN; AMENDING RESOLUTIONS 2023-19 AND 2023-20 TO ADOPT AN AMENDED BUDGET AND ASSESSMENT ROLL FOR FISCAL YEAR 2024; PROVIDING AUTHORIZATION FOR STAFF; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

Exhibit A

Letter Agreement from Developer

West Florida Division

551 North Cattleman Road
Suite 200
Sarasota, FL 34232

p. (941) 371-3008
f. (941) 371-7998

taylormorrison.com

September 19, 2023

LT Ranch Community Development District
c/o James P. Ward
District Manager
2301 NE 37 Street
Fort Lauderdale, Florida 33308
jimward@jpwardassociates.com

VIA EMAIL

Re: Forgiveness of Prior Expenses & Grant of Reserve Funds

Dear Jim,

We are writing to forgive certain prior debts of the District, and to provide reserve funds to the District. As you know, due to unexpected expenses resulting from storm and other events, the District has previously had to borrow money from Taylor Morrison of Florida, Inc. ("**Developer**") to fund certain of the District's operations and maintenance expenses on or before September 30, 2023 ("**Prior Expenses**") in past years as shown on **Exhibit A** attached hereto in the estimated total amount of \$805,243.78. In order to not overburden the District's residents, the Developer hereby agrees to forgive the Prior Expenses. Please allow this letter to evidence the fact that any and all agreements to repay the Prior Expenses are hereby rescinded and no longer in force or effect.

Additionally, the Developer will provide to the District the sum of \$162,626.00, to fund a portion of the 1st quarter anticipated operating expenses by September 30, 2023, and the Developer will provide to the District the sum of \$250,000 to fund a reserve account for emergency expenses of the District, by February 28, 2024. The Developer is providing these additional funds as a gift, and there is no obligation for the District to repay these monies.

Please note that we're forgiving the Prior Expenses and providing the additional funds as a gesture of goodwill, and we're hopeful that these monies are helpful to the District and its residents. Thank you for your assistance with this matter.

Sincerely,
TAYLOR MORRISON OF FLORIDA, INC.

By: _____
Its: Authorized Representative

Exhibit A: Budget Amendment 1 (FY 2023 Budget)

LT Ranch Community Development District
Budget Amendment 1 - General Fund - Fiscal Year 2023
Schedule of Expenses Anticipated At September 30, 2023
Advances/Notes Payable to Taylor Morrison in Fiscal Year 2024

LT Ranch Community Development District
General Fund - 3 Year Analysis : September 2021 - September 2023

Description	Actual FYE 9/30/21	Actual FYE 9/30/22	Fiscal Year 2023 Budget	Actual at 09/11/2023	Estimated Actual FYE 9/30/23	FY 9/30/23 Estimated Variance	BUDGET AMENDMENT #1	Description/Notes
Revenues and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Assessment Revenue								
Assessments - On-Roll	\$ 453,046	\$ 358,473	\$ 767,394	\$ 717,940	\$ 717,940	\$ (49,454)	\$ 767,394	Actual is net of Fees 105% of budget collected to date
Assessments - Off-Roll	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Note Proceeds - Fund FY 2022								
Taylor Morrison	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 483,046	\$ 358,473	\$ 767,394	\$ 717,940	\$ 717,940	\$ (49,454)	\$ 767,394	
Appropriations								
Legislative								
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Executive								
Professional - Management	\$ 40,000	\$ 40,000	\$ 41,000	\$ 41,000	\$ 41,000	\$ -	\$ 41,000	
Financial and Administrative								
Audit Services	\$ 4,000	\$ 4,100	\$ 4,300	\$ 4,200	\$ 4,200	\$ (100)	\$ 4,200	
Accounting Services	\$ 16,000	\$ 16,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ (0)	\$ 17,000	
Assessment Roll Preparation	\$ 16,000	\$ 16,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ -	\$ 17,000	
Arbitrage Rebate Fees	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ 500	
Other Contractual Services								
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Legal Advertising	\$ 4,676	\$ 12,287	\$ 2,000	\$ 3,483	\$ 3,483	\$ 1,483	\$ 3,483	
Trustee Services	\$ 5,214	\$ 5,214	\$ 6,695	\$ 5,214	\$ 5,214	\$ (1,481)	\$ 5,214	
Dissemination Agent Services	\$ 1,000	\$ 1,000	\$ 5,000	\$ 3,000	\$ 3,000	\$ (2,000)	\$ 3,000	
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Bank Service Fees	\$ 162	\$ 102	\$ 250	\$ 320	\$ 428	\$ 178	\$ 428	Ave charges = \$36 for 9 months billed thru July
Travel and Per Diem								
Communications and Freight Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 449	\$ 104	\$ 200	\$ 77	\$ 200	\$ (0)	\$ 200	
Rentals and Leases								
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 100	\$ 850	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ 2,000	
Insurance								
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	
Printing and Binding	\$ 731	\$ 1,142	\$ 600	\$ 1,368	\$ 1,368	\$ 768	\$ 1,368	
Office Supplies								
Legal Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
General Counsel	\$ 6,838	\$ 34,382	\$ 7,500	\$ 26,687	\$ 33,639	\$ 26,139	\$ 33,639	\$2803.31 ave per mo - paid thru May
Series 2018 bonds (2022 - 1 & 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Other General Government Services								
Engineering/Field Services	\$ -	\$ 12,000	\$ 7,500	\$ -	\$ -	\$ (7,500)	\$ -	
Engineering/Asset Management #5193101	\$ 41,246	\$ 64,177	\$ -	\$ 28,175	\$ 36,087	\$ 36,087	\$ 36,087	Ave per mo = \$3608.71 - Billed thru April -Atwell LLC
Sub-Total:	\$ 142,341	\$ 213,468	\$ 117,720	\$ 156,620	\$ 173,715	\$ 55,995	\$ 173,715	
Stormwater Management Services								
Lake, Lake Bank and Littoral Shelf Maintenance								
Professional Services								
Asset Management	\$ -	\$ -	\$ 19,000	\$ 17,417	\$ 19,000	\$ (0)	\$ 19,000	\$1583.33 per mo Billed thru August
Repairs & Maintenance								
Aquatic Weed Control	\$ -	\$ -	\$ 15,500	\$ 105,480	\$ 126,576	\$ 111,076	\$ 126,576	Ave = \$10548.00 per mo Pd thru July
Littoral Shelf - Invasive Plant Control	\$ -	\$ -	\$ 3,200	\$ -	\$ -	\$ (3,200)	\$ -	
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	

LT Ranch Community Development District
Budget Amendment 1 - General Fund - Fiscal Year 2023
Schedule of Expenses Anticipated At September 30, 2023
Advances/Notes Payable to Taylor Morrision in Fiscal Year 2024

LT Ranch Community Development District
General Fund - 3 Year Analysis : September 2021 - September 2023

Description	Actual FYE 9/30/21	Actual FYE 9/30/22	Fiscal Year 2023 Budget	Actual at 09/11/2023	Estimated Actual FYE 9/30/23	FY 9/30/23 Estimated Variance	BUDGET AMENDMENT #1	Description/Notes
Detention Area Maintenance	\$ -	\$ -	\$ -	\$ 2,050	\$ 2,050	\$ 2,050	\$ 2,050	
Water Quality Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Littoral Shelf Plantings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Control Structures, Catch Basins & Outfalls	\$ -	\$ -	\$ 22,500	\$ 39,700	\$ 88,450	\$ 65,950	\$ 88,450	22500+37800+33400=93700
Preserve Services								- 39700+9450+800=49950
Wetland Maintenance	\$ 23,715	\$ 39,555	\$ 37,800	\$ 9,450	\$ 16,950	\$ (20,850)	\$ 16,950	Balance left in budget \$43750
Enhancement Area Maint(Preserve Maint #5384104)	\$ 29,275	\$ 41,500	\$ 33,400	\$ 800	\$ 5,800	\$ (27,600)	\$ 5,800	
Creation Areas Maint(Lake Maint #4384102)	\$ 12,480	\$ 12,375	\$ -	\$ -	\$ -	\$ -	\$ -	
Green Way Maintenance (#4384107)	\$ -	\$ -	\$ -	\$ 2,125	\$ 2,125	\$ 2,125	\$ 2,125	
Contingencies	\$ -	\$ -	\$ 11,240	\$ 259,670	\$ 259,670	\$ 248,430	\$ 259,670	Hurricane Ian
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 65,470	\$ 93,430	\$ 142,640	\$ 439,292	\$ 523,221	\$ 380,581	\$ 523,221	
Lorraine Road Maintenance								
Professional Services								
Asset Management	\$ -	\$ -	\$ 10,000	\$ 9,167	\$ 10,000	\$ -	\$ 10,000	\$833.33 per mo Paid thru August
Utility Services								
Electric - Street Lights	\$ -	\$ 1,459	\$ 11,200	\$ 10,915	\$ 11,907	\$ 707	\$ 11,907	Ave \$992 per mo pd thru 9/8/23
Irrigation Water	\$ -	\$ -	\$ 10,200	\$ 14,304	\$ 17,165	\$ 6,965	\$ 17,165	Ave 1430.50 per mo thru 8/9/23
Repairs & Maintenance								
Landscape Maintenance	\$ -							
Periodic Maintenance	\$ 195,517	\$ 120,330	\$ 176,800	\$ 288,682	\$ 316,096	\$ 139,296	\$ 316,096	\$27414.56 per mo billed thru 8/23
Skye Ranch Rd, Lattimer, Luna Ln (#5415303)	\$ -	\$ -	\$ -	\$ 42,376	\$ 58,795	\$ 58,795	\$ 58,795	\$8209.37 per mo billed through 7/23
Pressure Cleaning (#5415304)	\$ -	\$ -	\$ -	\$ 9,580	\$ 9,580	\$ 9,580	\$ 9,580	
Frost Damage	\$ -	\$ 124,620	\$ -	\$ 1,874	\$ 1,874	\$ 1,874	\$ 1,874	
Vehicular Damage	\$ -	\$ -	\$ 36,000	\$ 1,964	\$ 2,664	\$ (33,336)	\$ 2,664	
Tree Trimming	\$ -	\$ -	\$ 11,000	\$ 6,927	\$ 11,000	\$ -	\$ 11,000	
Landscape Replacements	\$ 1,488	\$ 47,461	\$ 21,000	\$ 33,426	\$ 45,426	\$ 24,426	\$ 45,426	
Mulch Installation	\$ -	\$ -	\$ 34,000	\$ 35,739	\$ 35,739	\$ 1,739	\$ 35,739	
Annuals	\$ -	\$ 2,701	\$ 6,000	\$ 5,983	\$ 5,983	\$ (17)	\$ 5,983	
Roadway Lighting	\$ -	\$ 965	\$ 6,000	\$ -	\$ -	\$ (6,000)	\$ -	
Landscape Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Founatin Services	\$ -	\$ -	\$ 6,800	\$ 4,661	\$ 8,956	\$ 2,156	\$ 8,956	Billed thru 2/2023
Irrigation System	\$ -	\$ 6,155	\$ 4,000	\$ 3,043	\$ 3,043	\$ (957)	\$ 3,043	
Contingencies	\$ -	\$ -	\$ 15,080	\$ 11,750	\$ 20,080	\$ 5,000	\$ 20,080	Remaining Budget
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 197,005	\$ 303,691	\$ 348,080	\$ 480,391	\$ 558,308	\$ 210,228	\$ 558,308	
Community Park								
Professional Services								
Asset Management	\$ -	\$ -	\$ 6,000	\$ 5,500	\$ 6,000	\$ -	\$ 6,000	\$500 per mo billed thru 5/2023
Utility Services								
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Water and Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Repairs & Maintenance								
Landscaping Maintenance	\$ -	\$ -	\$ 19,800	\$ 9,600	\$ 20,400	\$ 600	\$ 20,400	
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Landscape Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Mulch Installation	\$ -	\$ -	\$ 1,600	\$ -	\$ -	\$ (1,600)	\$ -	
Irrigation System	\$ -	\$ -	\$ 2,200	\$ 390	\$ 390	\$ (1,810)	\$ 390	
Janitorial	\$ -	\$ -	\$ -	\$ 10,902	\$ 24,302	\$ 24,302	\$ 24,302	
Floratam Grass Areas	\$ -	\$ -	\$ -	\$ 15,607	\$ 23,410	\$ 23,410	\$ 23,410	\$3901.67 Per mo - billed thru July 2023
Snack Shack	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Utility Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

LT Ranch Community Development District
Budget Amendment 1 - General Fund - Fiscal Year 2023
Schedule of Expenses Anticipated At September 30, 2023
Advances/Notes Payable to Taylor Morrison in Fiscal Year 2024

LT Ranch Community Development District
General Fund - 3 Year Analysis : September 2021 - September 2023

Description	Actual FYE 9/30/21	Actual FYE 9/30/22	Fiscal Year 2023 Budget	Actual at 09/11/2023	Estimated Actual FYE 9/30/23	FY 9/30/23 Estimated Variance	BUDGET AMENDMENT #1	Description/Notes
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Water and Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Building Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Miscellaneous Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Playground								
Miscellaneous Repairs	\$ -	\$ 1,733	\$ 2,500	\$ 823	\$ 823	\$ (1,677)	\$ 823	
Dog Park								
Miscellaneous Repairs	\$ -	\$ -	\$ 1,000	\$ 10,744	\$ 10,744	\$ 9,744	\$ 10,744	
Outdoor Sport Courts								
Miscellaneous Repairs	\$ -	\$ -	\$ 2,000	\$ 4,797	\$ 4,797	\$ 2,797	\$ 4,797	
Contingencies	\$ -	\$ -	\$ 1,455	\$ -	\$ 1,455	\$ -	\$ 1,455	
Sub-Total:	\$ -	\$ 1,733	\$ 36,555	\$ 58,363	\$ 92,322	\$ 55,767	\$ 92,322	
Reserves								
Operational Reserve (Future Years)	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ (30,000)	\$ -	
Other Fees and Charges								
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ -	\$ -	\$ 92,399	\$ -	\$ -	\$ (92,399)	\$ 92,399	
Total Appropriations	\$ 404,816	\$ 612,322	\$ 767,394	\$ 1,134,666	\$ 1,347,565	\$ 580,171	\$ 1,439,964	
Fund Balances:								
Change from Current Year Operations	\$ 78,230	\$ (253,849)	\$ 240,208	\$ (416,726)	\$ (629,625)			
Fund Balance - Beginning		\$ 78,230		\$ 17,644	\$ 17,644			
Current Note Payable to Fund Operations		\$ 193,263		\$ 550,970	\$ 611,981			
Note Payable Balance	\$ -	\$ 193,263		\$ 744,233	\$ 805,244			
Restricted for Future Operations		\$ -	\$ 30,000	\$ -	\$ -			
Unassigned		\$ -	\$ 78,230	\$ (11,014)	\$ -			
Total Fund Balance	\$ 78,230	\$ 17,644	\$ 108,230	\$ 140,874	\$ -			

Taylor Morrison Billings to Date					
Date Billed	Date Recd	Inv #	Amount	Fund Balance	Description
Balance Fwd YE: 9/30/2021				\$ 78,230	
<i>Ye: 9/2022</i>					
8/11/2022	9/7/2022	2022-1	\$ 112,724.80		Frost Damage - (Agreed to Reimburse TM in FYE 2023)
9/30/2022	9/30/2022	2022-2	\$ 80,538.00		Frost Damage - (Agreed to Reimburse TM in FYE 2023)
			<u>\$ 193,262.80</u>		Total Billed YE: 9/30/2022
				\$ (253,848.69)	
				\$ (60,585.89)	Underbilled at 9/30/2022
<i>Ye: 9/2023</i>					
1/24/2023	1/26/2023	2023-1	\$ 138,810.00		Hurricane Ian
5/11/2023	5/18/2023	2023-2	\$ 120,860.00		Hurricane Ian
7/27/2023	8/3/2023	2023-3	\$ 291,300.00		Operating Cash Shortages July -Sep 2023
			<u>\$ 550,970.00</u>		Total Billed Thru 9/11/2023
				\$ (629,625.22)	
				\$ (78,655.22)	Underrbilled at 9/11/2023
				\$ (61,010.98)	Estimated Additional Cash Shortage at 9/30/2023
9/12/2023	2023-5		\$ 61,010.98		
			<u>\$ 805,243.78</u>		Estimated Note Payable Balance at 9/30/2023

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

Monthly Asset Manager's Report
August 2023

Prepared For:
James Ward
District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 20-4050
September 1, 2023

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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I. PURPOSE

The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

II. CURRENT ASSET UPDATES

1. Landscaping
2. Lake Maintenance
3. Amenity Maintenance
4. Future Items

1. Landscaping

- The front entrance sign on Clark Road was repainted.
- Two potholes were repaired on Luna Lane.
- Hogs continue to be a nuisance. Several areas on Lorraine Boulevard are scheduled for repair in the first week in September. This month an additional 7 hogs were trapped.
- Shell path was trimmed of any low hanging branches and treated with weed killer.
- The new plantings that were recently installed this month by the front entrance near Lorraine Boulevard are being replaced under warranty due to irrigation problems.

2. Lake Maintenance

- LT Ranch is generally suffering from a lack of consistent summer rainfall patterns. Lake levels are low across several areas on site. Littoral shelves are still doing well, despite the low water. Mitigation areas and many of the wetland's locations on the site are completely dry and they usually are full of water this time of year. The return of rainfall will help greatly. The tropical event has helped greatly with refilling the lakes and further evaluation will take place in September.
- Washout repairs on lake J1 and J2 are scheduled for repairs depending on water levels.
- New littorals shelf plantings are being installed that were not installed per site plan by the developer in neighborhood 4 north to bring the lakes back into compliance.

3. Amenity Maintenance

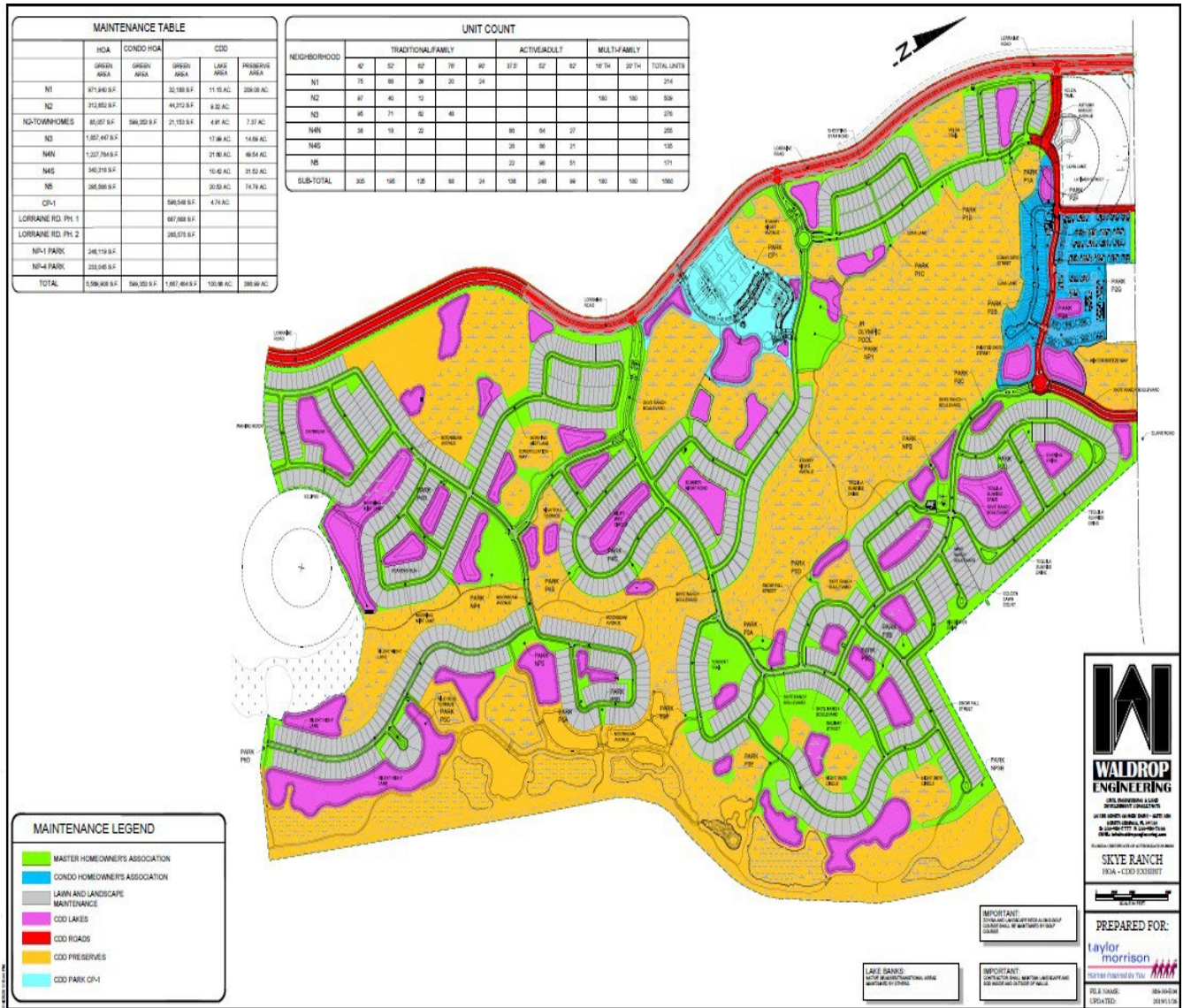
- Dog Park - With all the rain and above average temperatures, services were increased to 3 times per week to try and keep waste cans fresher. 32-gallon waste cans were added to the dog park for residents to dispose of trash other than pet waste.
- Volleyball court - Volleyball court is being raked 5 times per week Monday-Friday weather permitting. Seems like within the last week it has been more saturated than normal and holding some standing water. CDD will keep an eye on it and see if potentially it will need some sort of drainage added. We have been getting a lot of afternoon showers and irrigation is being cut back.
- Tennis courts/Pickleball/Basketball - 2 new squeegees were purchased for the courts. Courts are being blown off Monday-Friday. Trash bins are emptied daily. One of the pickleball nets may need replacing soon, the CDD is working on getting a proposal for this replacement.
- Playground - Playground sidewalk is being blown off Monday-Friday. Trash is picked up daily and fallen palm fronds are moved to behind the soccer fields for Landscape vendor to remove. Wasps' activity is present, and they are being sprayed with wasp treatment daily. Looking into a long-term solution for this problem. Playground mulch is getting sparse in a few areas. The CDD is also working on getting a few yards of mulch to freshen up this area.
- Soccer/Baseball Fields – There A lot more activity on soccer fields with league play several times a week. Fields are walked Monday-Friday and trash is picked up from bleachers and fields. Soccer fields are in good shape. Baseball infields have been dragged weekly with new drag mats for the clay.

- Snack Shack - Snack shack is cleaned nightly 7 days a week. Ladies handicap toilet seems to be leaking at the base of the toilet. Taylor Morrison to repair this under warranty. The water spigot on the back of snack shack was leaking but has been repaired. Water on front water spigot was found running Friday April 25th at 7am. CDD staff are looking into adding a different spigot that will require water key to prevent this issue. The lock box was installed on light and fan switch to prevent late night usage.
- Dock – The dock was pressured washed at the beginning of the month. Some Bird B Gone reflective stands were purchased and will be screwed into the top railing of dock post storm. Hopefully, this mitigates the bird waste issues.

4. Future Items

- A proposal to install the new shell rock on the preserve path in Esplanade that came online this month is in the works.
- Working on adjusting the irrigation time clocks to prevent irrigation run off on Lorraine Blvd.

III. LOCATION MAP



 **Calvin, Giordano & Associates, Inc.**
 EXCEPTIONAL SOLUTIONS™
 1800 Eller Drive, Suite 600 · Fort Lauderdale, FL 33316
 (phone) 954.921.7781 · (fax) 954.266.6487
 Certificate of Authorization #514

IV. DISTRICT ASSET MANAGER INSPECTION PHOTOS



New decorative stone to be installed at the dog.



Hog damage on Lorrain Blvd.



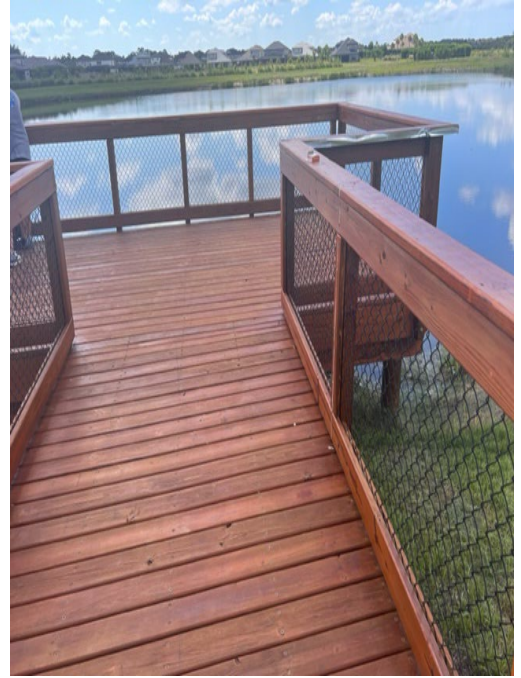
Hog damage on Lorrain Blvd.



New annuals on Lorrain Blvd.



Preserve area prepared to be trimmed.



Front entrance sign prepared to be pressure washed.



Pothole on Luna Lane that needs to be repaired.



Bollard that needs to be repaired on Lorrain Blvd.



Before the cubs were pressure washing on Lorrain Blvd.

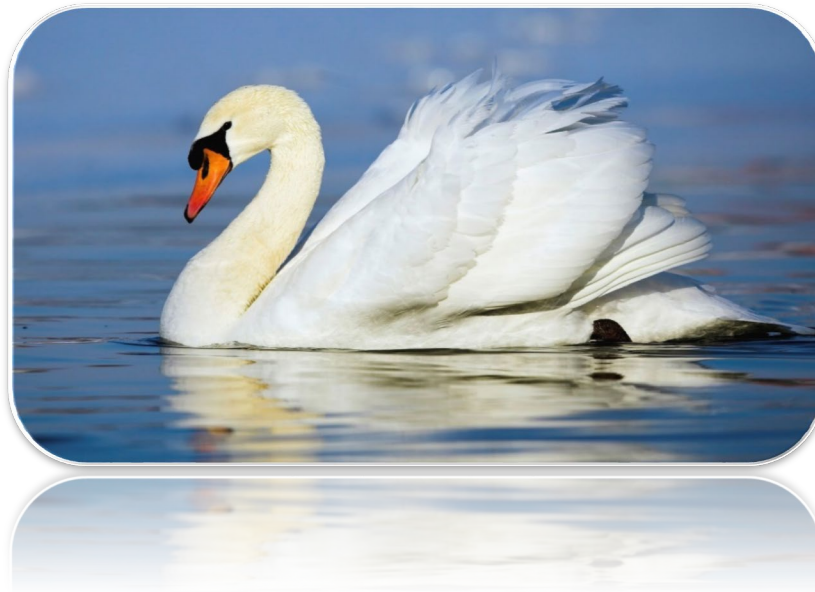


After the cubs were pressure washing on Lorrain Blvd.



Before the sidewalk was pressure washed on Lorrain Blvd.

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST 2023

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

LT Ranch Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**LT Ranch Community Development District
Balance Sheet
for the Period Ending August 31, 2023**

	Governmental Funds								Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Series 2019	Debt Service Funds			Capital Project Funds				
			Series 2022-1	Series 2022-2	Series 2019	Series 2022-1	Series 2022-2			
Assets										
Cash and Investments										
General Fund - Invested Cash	\$ 165,953	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,953
Debt Service Fund										
Interest Account		-	-	-						-
Sinking Account		-	-	-						-
Reserve Account		476,850	85,090	459,173						1,021,113
Revenue Account		441,774	-	-						441,774
Capitalized Interest		-	71,638	384,023						455,661
Prepayment Account										-
Construction Account					380	9	21,784			22,173
Cost of Issuance Account										-
Due from Other Funds										
General Fund	-									-
Debt Service Fund(s)	-									-
Accounts Receivable										
	-									-
Other Assets - Current										
	-									-
Other Assets - Non-Current										
	387									387
Prepaid Expenses										
	-									-
Unamortized Prem/Discount on Bonds Payable										
	-								1,918,547	1,918,547
Amount Available in Debt Service Funds										
	-								14,176,453	14,176,453
Amount to be Provided by Debt Service Funds										
	-								14,176,453	14,176,453
Total Assets	<u>\$ 166,340</u>	<u>\$ 918,624</u>	<u>\$ 156,728</u>	<u>\$ 843,195</u>	<u>\$ 380</u>	<u>\$ 9</u>	<u>\$ 21,784</u>	<u>\$ -</u>	<u>\$ 16,095,000</u>	<u>\$ 18,202,060</u>

**LT Ranch Community Development District
Balance Sheet
for the Period Ending August 31, 2023**

	Governmental Funds								Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds				Capital Project Funds					
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2019	Series 2022-1	Series 2022-2	Lorraine Road		
Liabilities										
Accounts Payable & Payroll Liabilities	\$ 744,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 744,233
Due to Developer					307,756					307,756
Due to Other Funds	-									
General Fund	-									
Debt Service Fund(s)										
Bonds Payable										
Current Portion									\$335,000	335,000
Long Term										
Series 2019									\$15,760,000	15,760,000
Series 2022-1									\$0	
Series 2022-2										
Unamortized Prem/Disc on Bds Pybl					\$54,012	(\$19,747)	(\$61,353)			(27,088)
Total Liabilities	<u>\$ 744,233</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 361,768</u>	<u>\$ (19,747)</u>	<u>\$ (61,353)</u>	<u>\$ -</u>	<u>\$ 16,095,000</u>	<u>\$ 17,119,900</u>
Fund Equity and Other Credits										
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-
Fund Balance										
Restricted										
Beginning: October 1, 2022 (Audited)	-	848,583	-	-	(361,394)	-	-	-	-	487,189
Results from Current Operations	-	70,041	156,728	843,195	6	19,756	83,137	-	-	1,172,864
Unassigned										
Beginning: October 1, 2022 (Audited)	(175,618)	-	-	-	-	-	-	-	-	(175,618)
Results from Current Operations	(402,275)	-	-	-	-	-	-	-	-	(402,275)
Total Fund Equity and Other Credits	<u>\$ (577,893)</u>	<u>\$ 918,624</u>	<u>\$ 156,728</u>	<u>\$ 843,195</u>	<u>\$ (361,387)</u>	<u>\$ 19,756</u>	<u>\$ 83,137</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,082,160</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 166,340</u>	<u>\$ 918,624</u>	<u>\$ 156,728</u>	<u>\$ 843,195</u>	<u>\$ 380</u>	<u>\$ 9</u>	<u>\$ 21,784</u>	<u>\$ -</u>	<u>\$ 16,095,000</u>	<u>\$ 18,202,060</u>

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	N/A
Interest														
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	\$ 0	-	N/A
Special Assessment Revenue														
Special Assessments - On-Roll	20	47,362	167,225	9,186	475,785	4,866	6,093	871	2,900	28		\$714,336	674,995	106%
Special Assessments - Off-Roll	-	-		138,810	-	-	-	120,860	-	-	(120,860)	\$138,810	-	N/A
Contributions Private Sources														
TM - Lorraine Rd Widening										120,000		\$120,000	-	N/A
Note Proceeds														
											(138,810)	-\$138,810	-	N/A
Intragovernmental Transfer In														
	-	-	-	-	-	-	-	-	-	-	-	\$ 0	-	N/A
Total Revenue and Other Sources:	\$ 20	\$ 47,362	\$ 167,225	\$ 147,996	\$ 475,785	\$ 4,866	\$ 6,093	\$ 121,731	\$ 2,900	\$ 120,028	\$ (259,670)	\$834,336	\$ 674,995	N/A
Expenditures and Other Uses														
Executive														
Professional Management	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	3,417	\$37,583	41,000	92%
Financial and Administrative														
Audit Services	-	-	-	500	-	3,700	-	-	-	-	-	\$4,200	4,300	98%
Accounting Services	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	\$15,583	17,000	92%
Assessment Roll Services	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	\$15,583	17,000	92%
Arbitrage Rebate Services	-	-	-	-	-	500	-	-	-	-	-	\$500	500	100%
Other Contractual Services														
Legal Advertising	-	575	-	-	-	459	190	-	190	-	-	\$1,414	2,000	71%
Trustee Services	-	-	-	5,214	-	-	-	-	-	-	-	\$5,214	6,695	78%
Dissemination Agent Services	-	-	-	-	-	-	-	3,000	-	-	-	\$3,000	5,000	60%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	\$ 0	-	N/A
Bank Service Fees	33	33	20	4	12	11	-	115	-	-	94	\$320	250	128%
Communications & Freight Services														
Postage, Freight & Messenger	-	-	-	-	10	-	-	-	21	18	28	\$77	200	38%
Computer Services - Website Development														
	-	-	-	-	-	-	-	-	-	-	-	\$ 0	2,000	0%
Insurance														
	-	5,842	-	-	-	2,579	-	-	-	-	-	\$8,421	6,000	140%
Printing & Binding														
	-	-	-	-	-	-	-	-	1,368	-	-	\$1,368	600	228%
Subscription & Memberships														
	-	175	-	-	-	-	-	-	-	-	-	\$175	175	100%
Legal Services														
Legal - General Counsel	-	-	-	17,013	-	-	-	7,334	-	883	-	\$25,230	7,500	336%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	(125)	-	-\$125	-	N/A
Legal - Series 2022-1 Bonds	-	-	-	-	-	125	-	-	-	(709)	-	-\$584	-	N/A
Legal - Series 2022-2 Bonds	-	-	-	-	-	709	-	-	-	-	-	\$709	-	N/A

**LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2023**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Other General Government Services														
Engineering/ Field Services	-	-	-	19,391	-	-	1,162	1,709	-	3,000	2,914	\$28,175	7,500	376%
Stormwater Needs Analysis	-	-	-	3,000	-	-	-	-	-	(3,000)	-	\$0	-	N/A
TM - Lorraine Rd Widening	-	-	-	-	-	-	-	-	-	120,000	-	\$120,000	-	N/A
NPDES	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Emergency & Disaster Relief Services														
Hurricane Ian	-	7,140	5,950	125,720	-	32,535	-	88,325	-	-	-	\$259,670	-	N/A
Stormwater Management Services														
Lake, Lake Bank and Littoral Shelf Maintenance														
Professional Services														
Asset Management	-	-	3,167	1,583	-	3,167	-	3,167	1,583	-	3,167	\$15,833	19,000	83%
Repairs and Maintenance														
Aquatic Weed Control	-	-	15,985	-	-	17,905	-	16,830	25,330	25,455	3,975	\$105,480	15,500	681%
Littoral Shelf - Invasive Plant Control	-	-	-	-	-	-	-	-	-	-	-	\$0	3,200	0%
Lake Bank Maintenance	-	-	-	-	-	2,600	-	-	-	-	-	\$2,600	-	N/A
Detention Area Maintenance	-	-	-	-	-	2,050	-	-	-	-	-	\$2,050	-	N/A
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Littoral Shelf Planting	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Control Structures, Catch Basins & Outfalls	-	-	-	2,000	-	37,700	-	-	-	-	-	\$39,700	22,500	176%
Preserve Services														
Wetland Maintenance	-	-	-	9,450	-	-	-	-	-	-	2,125	\$11,575	37,800	31%
Enhancement Area Maintenance	-	-	-	800	-	-	-	-	-	-	-	\$800	33,400	2%
Creation Area Maintenance	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	\$0	11,240	0%
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Lorraine Road Maintenance														
Professional Services														
Asset Management	-	-	1,667	833	-	1,667	-	1,667	833	-	1,667	\$8,333	10,000	83%
Utility Services														
Electric - Street Lights	260	340	624	723	645	2,518	679	642	612	625	2,555	\$10,225	11,200	91%
Irrigation Water	-	-	-	-	-	1,386	6,432	2,541	-	1,410	1,094	\$12,864	10,200	126%
Repairs and Maintenance														
Landscape Maintenance														
Periodic Maintenance	-	-	27,415	29,665	9,600	54,829	35,624	35,624	175	38,410	75,150	\$306,491	176,800	173%
Pressure Cleaning	-	-	-	-	-	-	-	-	-	-	9,580	\$9,580	-	N/A

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Frost Damage	-	-	-	-	-	-	-	1,874	-	-	-	\$1,874	-	N/A
Vehicular Damage	-	1,600	-	-	-	364	-	-	-	-	-	\$1,964	36,000	5%
Tree Trimming	-	-	3,877	-	-	-	-	-	-	3,050	-	\$6,927	11,000	63%
Landscape Replacements	-	-	-	-	-	26,146	-	7,280	-	-	-	\$33,426	21,000	159%
Mulch Installation	-	-	24,496	-	-	11,243	-	-	-	-	-	\$35,739	34,000	105%
Annuals	-	-	-	-	2,471	-	-	-	-	-	3,513	\$5,983	6,000	100%
Roadway Lighting	-	-	-	-	-	-	-	-	-	-	-	\$0	6,000	0%
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Fountain Services	-	-	-	1,920	-	-	-	585	-	-	2,156	\$4,661	6,800	69%
Irrigation System - Line Distrib	-	-	-	-	-	455	-	-	-	-	580	\$1,035	4,000	26%
Irrigation System - Pump Station	-	-	-	-	-	-	-	-	-	-	225	\$225	-	N/A
Re-Use System - Other	-	-	-	-	-	-	-	-	-	-	1,133	\$1,133	-	N/A
Contingencies	-	2,500	2,500	2,500	-	-	-	-	-	-	2,500	\$10,000	15,080	66%
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	-	500	-	-	-	-	\$500	-	N/A
Skye Ranch Rd, Lattimer, Luna Ln Maitenance														
Periodic Maitenance	-	-	-	-	-	-	-	-	-	32,837	-	\$32,837	-	N/A
Community Park														
Professional Services														
Asset Management	-	-	1,000	500	-	1,000	-	1,000	500	-	1,000	\$5,000	6,000	83%
Utility Services														
Electric	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Water and Sewer	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Repairs and Maintenance														
Janitorial	-	-	-	-	-	-	-	-	-	-	7,000	\$7,000	-	N/A
Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	\$0	19,800	0%
Floritam Grass Areas	-	-	-	-	-	-	3,902	3,902	-	7,803	3,902	\$19,508	-	N/A
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Landscape Replacements	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Mulch Installation	-	-	-	-	-	-	-	-	-	-	-	\$0	1,600	0%
Irrigation System	-	-	-	-	-	-	-	-	390	-	-	\$390	2,200	18%
Snack Shack														
Utility Services														
Electric	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Water and Sewer	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Building Maintenance	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Miscellaneous Repairs	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Playground														

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Miscellaneous Repairs	-	-	-	-	-	250	-	-	-	-	573	\$823	2,500	33%
Dog Park														
Miscellaneous Repairs	-	-	-	-	-	-	-	-	-	10,745	-	\$10,745	1,000	1074%
Outdoor Sport Courts														
Miscellaneous Repairs	-	-	-	-	-	-	-	-	-	-	2,700	\$2,700	2,000	135%
Outdoor Sports Fields - Other	-	-	-	-	-	-	-	-	-	-	2,097	\$2,097	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	\$0	1,455	0%
Reserves														
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	-	-	\$0	30,000	N/A
Other Financing Uses														
Note Payable-TM to Fund FY 2022 Operations	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Other Fees and Charges														
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Sub-Total:	6,543	24,455	92,949	227,066	18,987	210,148	54,739	181,844	37,252	246,652	135,975	\$1,236,611	674,995	183%
Total Expenditures and Other Uses:	\$ 6,543	\$ 24,455	\$ 92,949	\$ 227,066	\$ 18,987	\$ 210,148	\$ 54,739	\$ 181,844	\$ 37,252	\$ 246,652	\$ 135,975	\$1,236,611	\$ 674,995	183%
Net Increase/ (Decrease) in Fund Balance	(6,523)	22,906	74,275	(79,069)	456,797	(205,281)	(48,646)	(60,113)	(34,353)	(126,624)	(395,645)	-\$402,275	-	
Fund Balance - Beginning	(175,618)	(182,141)	(159,234)	(84,959)	(164,028)	292,769	87,488	38,842	(21,271)	(55,624)	(182,248)	(175,618)	-	
Fund Balance - Ending	\$ (182,141)	\$ (159,234)	\$ (84,959)	\$ (164,028)	\$ 292,769	\$ 87,488	\$ 38,842	\$ (21,271)	\$ (55,624)	\$ (182,248)	\$ (577,893)	-\$577,893	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income														
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	2	2	2	2	63	860	1,207	1,448	1,498	1,489	1,647	8,221	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	2	0	0	48	657	926	2,801	1,336	1,344	1,501	8,617	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments														
Special Assessments - On Roll	28	66,956	236,407	12,987	672,621	6,880	8,613	1,231	4,099	40	-	1,009,863	954,397	106%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds														
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 32	\$ 66,959	\$ 236,409	\$ 12,989	\$ 672,732	\$ 8,396	\$ 10,747	\$ 5,480	\$ 6,934	\$ 2,874	\$ 3,148	\$ 1,026,701	\$ 954,397	N/A
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2019	-	-	-	-	-	-	-	335,000	-	-	-	335,000	335,000	100%
Principal Debt Service - Early Redemptions														
Series 2019	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense														
Series 2019	-	310,830	-	-	-	-	-	310,830	-	-	-	621,660	621,660	100%
Operating Transfers Out (To Other Funds)														
Total Expenditures and Other Uses:	\$ -	\$ 310,830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 645,830.00	\$ -	\$ -	\$ -	\$ 956,660	\$ 956,660	N/A
Net Increase/ (Decrease) in Fund Balance	32	(243,871)	236,409	12,989	672,732	8,396	10,747	(640,349.62)	6,934	2,874	3,148	70,041	(2,263)	
Fund Balance - Beginning	848,583	848,614	604,744	841,153	854,142	1,526,875	1,535,271	1,546,018	905,668	912,602	915,476	848,583	-	
Fund Balance - Ending	\$ 848,614	\$ 604,744	\$ 841,153	\$ 854,142	\$ 1,526,875	\$ 1,535,271	\$ 1,546,018	\$ 905,668	\$ 912,602	\$ 915,476	\$ 918,624	\$ 918,624	\$ (2,263)	

LT Ranch Community Development District
Debt Service Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2023

Description	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	-	0	11	153	215	258	267	266	294	1,466	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	0	16	217	306	368	220	220	245	1,593	-	N/A
Special Assessments - Prepayments												
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	205,484	-	-	-	-	-	-	-	-	205,484	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 205,484	\$ 0	\$ 27	\$ 370	\$ 521	\$ 626	\$ 488	\$ 486	\$ 539	\$ 208,543	\$ -	N/A
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2022-1	-	-	-	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions												
Series 2022-1	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense												
Series 2022-1	-	-	-	-	-	51,815	-	-	-	51,815	-	N/A
Operating Transfers Out (To Other Funds)												
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,815	\$ -	\$ -	\$ -	\$ 51,815	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	205,484	0	27	370	521	(51,189)	488	486	539	156,728	-	
Fund Balance - Beginning	-	205,484	205,484	205,512	205,882	206,403	155,215	155,702	156,189	-	-	
Fund Balance - Ending	\$ 205,484	\$ 205,484	\$ 205,512	\$ 205,882	\$ 206,403	\$ 155,215	\$ 155,702	\$ 156,189	\$ 156,728	\$ 156,728	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2023

Description	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	-	1	61	828	1,162	1,394	1,443	1,434	1,586	7,909	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	2	86	1,164	1,639	1,973	1,181	1,182	1,316	8,541	-	N/A
Special Assessments - Prepayments												
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	1,104,466	-	-	-	-	-	-	-	-	1,104,466	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,104,466	\$ 3	\$ 147	\$ 1,991	\$ 2,801	\$ 3,367	\$ 2,624	\$ 2,616	\$ 2,902	\$ 1,120,917	\$ -	N/A
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2022-2	-	-	-	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions												
Series 2022-2	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense												
Series 2022-2	-	-	-	-	-	277,721	-	-	-	277,721	-	N/A
Operating Transfers Out (To Other Funds)												
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 277,721	\$ -	\$ -	\$ -	\$ 277,721	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	1,104,466	3	147	1,991	2,801	(274,355)	2,624	2,616	2,902	843,195	-	
Fund Balance - Beginning	-	1,104,466	1,104,469	1,104,616	1,106,607	1,109,408	835,054	837,677	840,293	-	-	
Fund Balance - Ending	\$ 1,104,466	\$ 1,104,469	\$ 1,104,616	\$ 1,106,607	\$ 1,109,408	\$ 835,054	\$ 837,677	\$ 840,293	\$ 843,195	\$ 843,195	\$ -	

LT Ranch Community Development District
 Capital Projects Fund - Series 2019
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through August 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income														
Construction Account	-	-	-	-	0	1	1	1	1	1	1	6	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds														
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 6	\$ -	N/A
Expenditures and Other Uses														
Executive														
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Other Contractual Services														
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Printing & Binding														
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Capital Outlay														
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance														
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Underwriter's Discount														
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 6	\$ -	
Fund Balance - Beginning	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,573	\$ 703,574	\$ 703,575	\$ 703,577	\$ (361,394)	\$ -	
Fund Balance - Ending	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,573	\$ 703,574	\$ 703,575	\$ 703,577	\$ 703,578	\$ (361,387)	\$ -	

LT Ranch Community Development District
Capital Projects Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2023

Description	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income												
Construction Account	-	-	-	-	-	-	-	-	0	0	\$ -	N/A
Cost of Issuance	-	-	-	0	0	0	-	-	-	0	\$ -	N/A
Debt Proceeds	2,174,516	-	-	-	-	-	-	-	-	2,174,516	\$ -	N/A
Developer Contributions	2,458	-	-	-	-	-	-	-	-	2,458	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 2,176,974	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ 0	\$ 2,176,974	\$ -	N/A
Expenditures and Other Uses												
Executive												
Professional Management	7,599	-	-	-	-	-	-	-	-	7,599	\$ -	N/A
Other Contractual Services												
Trustee Services	5,075	-	-	-	-	-	-	-	-	5,075	\$ -	N/A
Printing & Binding	266	-	-	-	-	-	-	-	-	266	\$ -	N/A
Capital Outlay												
Water-Sewer Combination	2,071,032	-	-	-	-	-	-	-	-	2,071,032	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance												
Legal - Series 2022-1 Bonds	25,647	-	-	-	-	-	-	-	-	25,647	\$ -	N/A
Underwriter's Discount	47,600	-	-	-	-	-	-	-	-	47,600	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ 2,157,218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,157,218	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 19,756	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ 0	\$ 19,756	\$ -	
Fund Balance - Beginning	\$ -	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ -	\$ -	
Fund Balance - Ending	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ -	

LT Ranch Community Development District
Capital Projects Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2023

Description	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income												
Construction Account	-	-	-	-	-	-	2	0	19	21	\$ -	N/A
Cost of Issuance	-	0	3	40	57	66	-	-	-	166	\$ -	N/A
Debt Proceeds	12,820,828	-	-	-	-	-	-	-	-	12,175,534	\$ -	N/A
Developer Contributions	1,178,107	-	-	-	-	-	-	-	-	1,178,107	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 13,998,935	\$ 0	\$ 3	\$ 40	\$ 57	\$ 66	\$ 2	\$ 0	\$ 19	\$ 13,353,828	\$ -	N/A
Expenditures and Other Uses												
Executive												
Professional Management	42,401	-	-	-	-	-	-	-	-	42,401	\$ -	N/A
Other Contractual Services												
Trustee Services	6,075	-	-	-	-	-	-	-	-	6,075	\$ -	N/A
Printing & Binding	1,484	-	-	-	-	-	-	-	-	1,484	\$ -	N/A
Capital Outlay												
Water-Sewer Combination	12,811,194	-	-	-	-	-	-	-	-	12,811,194	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance												
Legal - Series 2022-2 Bonds	143,103	-	-	-	834	-	-	-	-	143,938	\$ -	N/A
Underwriter's Discount	265,600	-	-	-	-	-	-	-	-	265,600	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ 13,269,857	\$ -	\$ -	\$ -	\$ 834	\$ -	\$ -	\$ -	\$ -	\$ 13,270,691	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 729,078	\$ 0	\$ 3	\$ 40	\$ (777)	\$ 66	\$ 2	\$ 0	\$ 19	\$ 83,137	\$ -	
Fund Balance - Beginning	\$ -	\$ 729,078	\$ 729,078	\$ 729,081	\$ 729,121	\$ 728,344	\$ 728,410	\$ 728,412	\$ 728,412	\$ -	\$ -	
Fund Balance - Ending	\$ 729,078	\$ 729,078	\$ 729,081	\$ 729,121	\$ 728,344	\$ 728,410	\$ 728,412	\$ 728,412	\$ 728,431	\$ 83,137	\$ -	