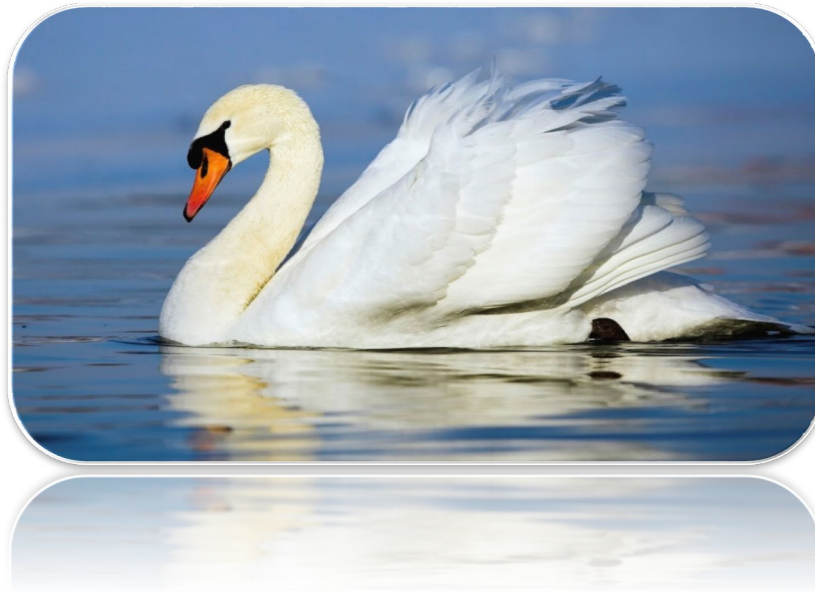


LT RANCH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2024 (May 9, 2023)

PREPARED BY:

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LT RANCH COMMUNITY DEVELOPMENT DISTRICT

Date: May 9, 2023
From: James P. Ward, District Manager
To: Board of Supervisors
Subject: Fiscal Year 2024 Budget

The Fiscal Year 2024 Budget year begins on October 1, 2023, and ends on September 30, 2024 in accordance with Chapter 190 Florida Statutes.

The Budget timeline is as follows:

Date of Action	Action Required	Description
May 9, 2023	Proposed Budget	Review
May 9, 2023	Approval of Proposed Budget by Resolution	Approve Proposed Budget Required
August 8, 2023	Public Hearing to Adopt Proposed Budget	ADOPTION REQUIRED
Week of August 21, 2023	Adopted Assessment Rate to Property Appraiser/Tax Collector	Manager Responsibility

The Budget is scheduled for approval May 9, 2023, which will permit the District to start the process towards adoption of the Budget on August 8, 2023. The approval sets the maximum assessment rate, however the Board will have one final opportunity during the Public Hearing for any changes. Changes at the Public Hearing can only be reductions in services.

The proposed comprehensive budget includes operations and debt service which pays for principal and interest on Bonds.

With this process, we have two main goals to accomplish along with one areas of concern.

The first goal is the development of the priorities for the next fiscal year, that identifies the expectations of the Board and the public for the future operations for the District, to properly maintain the assets of the community in a manner that befits the community.

The second goal was to develop a budget that remained fiscally responsible and ensure that our residents receive the high-quality services that is expected and fulfill the continued obligation of the District to maintain these services in a fiscally responsible manner.

The final goal and most important is to remain fully transparent to our residents in our services, expectations and delivery goals identified in the budget, with very specific line item detail in both our operational program and the capital programs for the year.

The main area of concern deals with the continuing rise in labor and materials costs along with inflation over the course of the coming years. We are seeing costs rise this year, and as we move into future years those increase will have an adverse effect on assessment rates. Current economic indicators show an economic slowdown to continue into 2023, inflation anticipated to remain higher than normal with an average of 4.7% for 2023 as wages push higher. While demand for most materials is expected to ease in the coming year, rising input costs, high energy prices and other challenges are expected to offset this.

Fiscal Year 2024 – Proposed Budget

This past year brought many challenges and opportunities as the District continues to grow and newly constructed planned infrastructure is being added to the operations of the District, including landscaping along Lorraine Boulevard, additional stormwater management lakes and preserves, a reuse irrigation system that provides water for the community, and the Community Park (Turner Park). These additional facilities add financial impacts to the District, as the community experiences growth. During this time, the Board of Supervisors has focused on the challenges of meeting the expectations of the community for Fiscal Year 2024 successfully.

The District continually provides comprehensive services for the community, while meeting the needs of the community. The Budget represents the continued growth of the Community, and meets the expectations. However, that growth comes with added financial impacts to our assessments moving into Fiscal Year 2024.

The Fiscal Year 2024 Proposed Budget undertakes the implementation of a comprehensive plan and complete set of goals looking forward to maintain assessments at sustainable levels to ensure services are provided, while continually assessing the outlook of District needs and amending resource allocations accordingly. While the focus is to maintain an assessment rate for the District that is sustainable, the growth in the Community is enviable, and requires new investments in our community to include service delivery requirements that meet both regulatory requirements and the District's needs, and which meets the objectives necessary to provide a focused management of the District's assets.

Fiscal Year 2024 - Budget Summary

The Fiscal Year 2024 Budget provides a path going forward to put the District on a clear focused path to maintain the various systems that are owned by the District for the benefit of the residents in a manner that allocates resources appropriately, strives to maintain assessment levels that meet the operating expectations of residents, and finally, to maintain the assets and to preserve their value for the benefit

of the community. To meet these objectives, it is first important to fully understand the size and scope of the assets. These include an extensive Stormwater Management System, Community-Wide Reuse Irrigation System, and landscaping of Lorraine Boulevard.

The Stormwater Management System includes preserves, lakes, littoral plantings, lake banks, and drainage pipes, and encompasses over 66 acres of lakes, 8 miles of lake banks, 7 acres of littoral plantings, 50,000 linear feet of drainage pipes and over 226 acres of wetland preserves.

The Community-Wide Reuse Irrigation System consists the use of metered re-use water from Sarasota County that supplies reuse water each year in an amount up to 797,200 gallons of water per day, 3 Irrigation Pump Stations being located throughout the project; one (1) located in Skye Ranch on Velda Trail, one (1) located adjacent to Skye Ranch Townhomes on Luna Lane and one (1) located in Turner Park and 3 corresponding lakes that feed the pumps water, and two (2) recharge wells that are drilled into the Lower Tamiami Aquifer that supplements water from the recharge lake of up to 181.484 million gallons of water each year, with an average annual of 497,200 gallons per day.

The 25 acre Turner Park is nearing completion and includes 13 acres of landscaping, 2 Softball Fields, 2 Soccer Fields, 2 Tennis Courts, 1 Volleyball Court and 1 Basketball Court.

Finally, the landscaping along Lorraine Road, totaling 21 acres is being maintained by the District, to a standard over what the County would maintain this roadway.

The Proposed Budget recognizes the need to increase the cash balance to meet the first three months of operations over a two year period, in anticipation of receiving assessments in late December of each year.

The administration is the cost of continued administration of the District, which remains relatively constant from year-to-year.

The remaining items of the maintenance program are the result of new facilities for the community that are required to maintain District systems. This Budget, however, does not include funds for the capital renewal of assets, and which the District will evaluate those requirements in future years which may impact future Budgets.

Summary

The District's Budget provides the necessary level of expenditures to maintain the assets and does not provide a great margin in the event that expenditures vary from provided recommended forecasts. This budget builds the foundation for the financial stability of the District, while allowing the District to continue its focus of providing and meeting the needs for services to all residents.

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

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

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

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

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

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

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

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

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

Professional Services

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

Utility Services

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

Repairs & Maintenance

Landscape Maintenance

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

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

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

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

Description	Fiscal Year 2023 Budget	Actual at 04/26/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Irrigation					
Wet Checks	\$ -	\$ -	\$ 4,700	\$ 9,400	12 Services
Line Distribution System	\$ 2,200	\$ -	\$ 2,200	\$ 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	\$ -	\$ -	\$ 500	\$ 3,000	Maintenance as needed
Playground					
Miscellaneous Repairs	\$ 2,500	\$ 250	\$ 2,500	\$ 7,000	Inspection and repairs
Dog Park					
Miscellaneous Repairs	\$ 1,000	\$ -	\$ 1,000	\$ 2,400	Inspection and repairs
Outdoor Sports Fields	\$ 2,000	\$ -	\$ 2,000	\$ 7,400	Baseball, Basketball & Soccer Materials- Nets, Goals, Bases, Etc...
Miscellaneous Repairs	\$ 2,000	\$ -	\$ 2,000	\$ 2,800	As needed.
Contingencies	\$ 1,455	\$ -	\$ -	\$ 66,588	20% of Repairs and Maintenance
Sub-Total:	\$ 38,555	\$ 16,252	\$ 149,900	\$ 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.
Other Financing Uses					
Loan Repayment	\$ -	\$ -	\$ -	\$ 679,147	Hurricane Ian and FY22 and FY23 Operations Shortfall
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 91,400	\$ -	\$ -	\$ 179,958	Discounts property Owners can reduce assessment by (up to 4%) by paying in November, and Tax Collector and Property Appraiser Fees
Total Appropriations	\$ 773,395	\$ 682,512	\$ 1,192,693	\$ 2,750,794	
Fund Balances:					
Change from Current Year Operations			\$ (425,299)	\$ 189,901	Cash Over (Short) projected at fiscal year end
Fund Balance - Beginning					

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

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

Product Type	Assessment Rate			Total EAU	FY 2024
	FY 2023	EAU Factor	# of Units		
Single Family 30' - 39'	\$ 857.54	0.80	164	131.20	\$ 2,007.21
Single Family 40' - 49'	\$ 911.14	0.85	219	186.15	\$ 2,132.67
Single Family 50' - 59'	\$ 964.74	0.90	299	269.10	\$ 2,258.12
Single Family 60' - 69'	\$ 1,071.93	1.00	230	230.00	\$ 2,509.02
Single Family 70' - 79'	\$ 1,179.12	1.10	68	74.80	\$ 2,759.92
Single Family 90' & up	\$ 1,286.32	1.20	24	28.80	\$ 3,010.82
Workforce - Family	\$ 750.35	0.70	360	252.00	\$ 1,756.31
Total:			1,364	1,172.05	

0

**LT Ranch Community Development District
Planned Land Use Type - Entire District**

Product Type								
Description	30' 39'	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work-Force (Multi-Family)	Total
Residential	136	304	444	225	67	24	360	1560
Total:	136	304	444	225	67	24	360	1560

**Planned Land Use Type - Area One Assessment Area
Table II**

Product Type								
Description	30' 39'	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work-Force (Multi-Family)	Total
Residential	136	152	241	147	38	24	62	800
Total:	136	152	241	147	38	24	62	800

**Planned Land Use Type - Phase II - (Assessment Area Two - Series 2022)
Table II**

Product Type								
Description	30' 39'	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work-Force (Multi-Family)	Total
Traditional	0	67	33	62	30	0	0	192
Active Adult	28	0	25	21	0	0	0	74
Workforce	0	0	0	0	0	0	298	298
Total:	28	67	58	83	30	0	298	564

**Planned Land Use Type - Area One and Area Two (Series 2022) Totals
Table III**

Product Type								
Description	30' 39'	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work-Force (Multi-Family)	Total
All Residential	164	219	299	230	68	24	360	1364

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

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

Restricted Fund Balance:

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

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

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

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

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

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

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

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

Restricted Fund Balance:

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

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

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

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

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

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

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

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

Restricted Fund Balance:

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

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

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

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

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