

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

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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	
Floratum 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									

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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