

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

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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

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Description	Anticipated				Description
	Fiscal Year 2023 Budget	Actual at 09/11/2023	Year End 09/30/2023	Fiscal Year 2024 Budget	
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

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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
Floratom 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

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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

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1st Three (3) Months Operations	\$ -		\$ -	\$ 325,253	Anticipated Funding over multiple years
Total Fund Balance	\$ (253,848)		\$ 0	\$ 575,253	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	