

# **LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT**

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## **ADOPTED BUDGET AMENDMENT #1**

FISCAL YEAR 2026

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PREPARED BY:

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**LT Ranch South Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2026**

Description	Fiscal Year 2026 Budget	FY 2026 Budget Amendment	FY 2026 Amended Budget	Notes
<b>Revenues and Other Sources</b>				
Carryforward	\$ -			Added Cash Required to Partially Fnd 1st Quarter Operations
Interest Income - General Account	\$ -			Interest on Bank Account
Assessment Revenue				
Assessments - On-Roll	\$ -			Assessment From Property Owner's
Assessments - Off-Roll	\$ -			Direct Bill to Developer
Contributions - Private Sources				
Taylor Morrison	\$ 694,410	\$ (54,659)	\$ 639,751	Developer Funding of Operations
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 694,410</b>	<b>\$ (54,659)</b>	<b>\$ 639,751</b>	
<b>Appropriations</b>				
Legislative				
Board of Supervisor's Fees	\$ -	\$ -	\$ -	Statutory Required Fees (Waived by Developer Board)
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	N/A
Executive				
Professional - Management	\$ 53,000	\$ -	\$ 53,000	District Manager
Financial and Administrative				
Audit Services	\$ 4,000	\$ -	\$ 4,000	Statutory Required Audit Yearly
Accounting Services	\$ 20,000	\$ -	\$ 20,000	General and Debt Service Funds
Assessment Roll Preparation	\$ 20,000	\$ -	\$ 20,000	Maintenance of Assessment Rolls
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services				
Recording and Transcription	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 3,500	\$ -	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 5,000	\$ -	\$ 5,000	Trust Fees for Bonds
Dissemination Agent Services	\$ 3,500	\$ -	\$ 3,500	Required Reporting for Bonds
Property Appraiser Fees	\$ 500	\$ -	\$ 500	Fees to place assessments on tax Bills
Bank Service Fees	\$ 250	\$ -	\$ 250	Bank Fees - Governmental Bank Accounts
Travel and Per Diem				N/A
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 750	\$ -	\$ 750	Agenda and Other Misc. mailings
Rentals and Leases				
Miscellaneous Equipment	\$ -	\$ -	\$ -	N/A
Computer Services (Web Site)	\$ 2,400	\$ -	\$ 2,400	Statutory Maintenance of District Web Site
Insurance	\$ 6,000	\$ -	\$ 6,000	General Liability & D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ -	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 500	\$ -	\$ 500	Agenda Books and Copies
Office Supplies	\$ -	\$ -	\$ -	N/A
Legal Services				
General Counsel	\$ 20,000	\$ -	\$ 20,000	District Attorney
Other General Government Services				
Engineering Services	\$ 15,000	\$ -	\$ 15,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	N/A
Capital Outlay	\$ -	\$ -	\$ -	N/A
<b>Sub-Total:</b>	<b>\$ 155,075</b>	<b>\$ -</b>	<b>\$ 155,075</b>	
<b>Stormwater Management Services</b>				
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>				
Preserve Services				
Wetland Maintenance	\$ -	\$ 64,000	\$ 64,000	Preserve Maintenance four (4) times a year.
Enhancement Area Maintenance	\$ -	\$ 75,600	\$ 75,600	Preserve Maintenance six (6) times a year
Creation Areas Maintenance	\$ -	\$ 64,000	\$ 64,000	Preserve Maintenance
Shell Path Regrading	\$ -	\$ -	\$ -	Yearly Maintenance
Contingencies	\$ 225,500	\$ (225,500)	\$ -	
<b>Sub-Total:</b>	<b>\$ 225,500</b>	<b>\$ (21,900)</b>	<b>\$ 203,600</b>	

**LT Ranch South Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2026**

Description	Fiscal Year 2026 Budget	FY 2026 Budget Amendment	FY 2026 Amended Budget	Notes
<b>Road &amp; Street Facilities - Lorraine Road</b>				
<b>Repairs &amp; Maintenance</b>				
<b>Landscape Maintenance</b>				
<b>Lorraine Blvd</b>				
Maintenance	\$ -	\$ 218,565	\$ 218,565	Cost Share Program with LT Ranch CDD
Tree Trimming	\$ -	\$ 12,000	\$ 12,000	Lorraine Road
Mulch Installation	\$ -	\$ 13,000	\$ 13,000	58 Royal Palms, 402 Cabbage Palms & 87 ribbon Palms
Pressure Cleaning	\$ -	\$ 4,500	\$ 4,500	One (1) full mulch yearly & One (1) touch up
Vehicular Damage	\$ -	\$ 1,250	\$ 1,250	Yearly Side walks, curbs and gutters pressure cleaning (Lorraine Blvd)
Landscape Replacements	\$ -	\$ 7,500	\$ 7,500	Damage from Vehicular Traffic
Annuals	\$ -	\$ 9,000	\$ 9,000	Yearly replacements of plants as needed
Roadway Lighting	\$ -	\$ 2,250	\$ 2,250	Three (3) times per year
Irrigation Repairs	\$ -	\$ 5,500	\$ 5,500	Periodic repairs as needed to street lights as needed.
Hog Damage	\$ -	\$ 2,000	\$ 2,000	Periodic repairs as needed
Contingencies	\$ -	\$ 5,511	\$ 5,511	Wild Hog Trapping/Removal from Damage to landscaping
Capital Outlay	\$ -	\$ -	\$ -	2% of Repairs and Maintenance
Contingencies	\$ 313,835	\$ (313,835)	\$ -	N/A for Fiscal Year 2026
<b>Sub-Total:</b>	<b>\$ 313,835</b>	<b>\$ (32,759)</b>	<b>\$ 281,076</b>	Cost Share Program with LT Ranch CDD
<b>Reserves</b>				
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	N/A for FY 2026
<b>Other Fees and Charges</b>				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ -	\$ -	\$ -	Discounts/Fees on assessments on Tax Rolls
<b>Sub-Total:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Total Appropriations</b>	<b>\$ 694,410</b>	<b>\$ (54,659)</b>	<b>\$ 639,751</b>	
<b>Fund Balances:</b>				
<b>Change from Current Year Operations</b>	\$ -			Cash Over (Short) at Fiscal Year End
<b>Fund Balance - Beginning</b>	\$ -			
Current Year Reserve Allocations	\$ -			Budgeted Funds for Long Term Capital Planning
<b>Total Fund Balance</b>	<b>\$ -</b>			