

LT Ranch South

Community Development District

Proposed Budget Fiscal Year 2027

Prepared By:

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LT Ranch South Community Development District
General Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual at 02/09/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ 3,204	\$ 3,204	\$ 13,126	Added Cash Required to Partially Fund 1st Quarter Operations
Assessment Revenue					
Assessments - On-Roll	\$ -	\$ -	\$ -	\$ 520,044	Assessment From Property Owner's
Contributions - Private Sources					
Taylor Morrison	\$ 639,751	\$ 109,000	\$ 639,751	\$ -	Developer Funding of Operations
Total Revenue and Other Sources	\$ 639,751	\$ 112,204	\$ 642,955	\$ 533,170	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Statutory Required Fees (Waived by Developer Board)
Executive					
Professional - Management	\$ 53,000	\$ 13,250	\$ 53,000	\$ 55,000	District Manager
Financial and Administrative					
Audit Services	\$ 4,000	\$ -	\$ 4,200	\$ 4,200	Statutory Required Audit Yearly
Accounting Services	\$ 20,000	\$ 5,000	\$ 20,000	\$ 21,000	General and Debt Service Funds
Assessment Roll Preparation	\$ 20,000	\$ -	\$ 13,333	\$ 21,000	Maintenance of Assessment Rolls
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Legal Advertising	\$ 3,500	\$ 1,042	\$ 5,000	\$ 5,000	Statutory Required Legal Advertising
Trustee Services	\$ 5,000	\$ -	\$ 4,246	\$ 4,246	Trust Fees for Bonds
Dissemination Agent Services	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	Required Reporting for Bonds
Amortization Schedules	\$ -	\$ -	\$ -	\$ 500	
Property Appraiser Fees	\$ 500	\$ -	\$ -	\$ 500	Fees to place assessments on tax Bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Bank Accounts
Communications and Freight Services					
Postage, Freight & Messenger	\$ 750	\$ -	\$ 750	\$ 750	Agenda and Other Misc. mailings
Computer Services (Web Site)	\$ 2,400	\$ 1,200	\$ 2,400	\$ 2,400	Statutory Maintenance of District Web Site
Insurance					
	\$ 6,000	\$ 5,500	\$ 5,500	\$ 6,000	General Liability & D&O Liability Insurance
Subscriptions and Memberships					
	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding					
	\$ 500	\$ -	\$ 500	\$ 500	Agenda Books and Copies
Legal Services					
General Counsel	\$ 20,000	\$ 135	\$ 15,000	\$ 20,000	District Attorney

LT Ranch South Community Development District
General Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual at 02/09/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Other General Government Services					
Engineering Services	\$ 15,000	\$ 110	\$ 10,000	\$ 15,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	N/A
Sub-Total	\$ 155,075	\$ 26,412	\$ 138,355	\$ 160,521	
Stormwater Management Services					
Lake, Lake Bank and Littoral Shelf Maintenance					
Preserve Services					
Aquatic Maintenance	\$ -	\$ -	\$ -	\$ 16,212	
Wetland Maintenance	\$ 64,000	\$ 4,900	\$ 64,000	\$ 64,000	Preserve Maintenance four (4) times a year.
Enhancement Area Maintenance	\$ 75,600	\$ 16,000	\$ 75,600	\$ 77,000	Preserve Maintenance six (6) times a year
Creation Areas Maintenance	\$ 64,000	\$ -	\$ 64,000	\$ 66,000	Preserve Maintenance
Contingencies	\$ -	\$ -	\$ -	\$ -	
Sub-Total	\$ 203,600	\$ 20,900	\$ 203,600	\$ 223,212	
Road & Street Facilities - Lorraine Road					
Repairs & Maintenance					
Landscape Maintenance					
Lorraine Blvd					
Cost Share Program with LT Ranch CDD - LT Ranch South = 12.06%					
Routine Maintenance	\$ 218,565		\$ 228,565	\$ 52,732	Lorraine Road
Tree Trimming	\$ 12,000		\$ 12,000	\$ 2,895	58 Royal Palms, 402 Cabbage Palmes & 87 ribbon Palms
Mulch Installation	\$ 13,000		\$ 17,500	\$ 3,619	One (1) full mulch yearly & One (1) touch up
Pressure Cleaning	\$ 4,500		\$ 10,310	\$ 1,206	Yearly Side walks, curbs and gutters pressure cleaning (Lorraine Blvd)
Vehicular Damage	\$ 1,250		\$ 1,250	\$ 302	Damage from Vehicular Traffic
Landscape Replacements	\$ 7,500		\$ 5,000	\$ 1,809	Yearly replacements of plants as needed
Annuals	\$ 9,000		\$ 2,500	\$ 2,654	Three (3) times per year
Roadway Lighting	\$ 2,250		\$ -	\$ 362	Periodic repairs as needed to street lights as needed.
Irrigation Repairs	\$ 5,500		\$ 6,000	\$ 1,327	Periodic repairs as needed
Hog Damage	\$ 2,000		\$ 1,000	\$ 1,448	Wild Hog Trapping/Removal from Damage to landscaping
Contingencies	\$ 5,511		\$ 3,750	\$ 961	2% of Repairs and Maintenance
Capital Outlay	\$ -		\$ -	\$ -	N/A for Fiscal Year 2027
Sub-Total	\$ 281,076	\$ -	\$ 287,875	\$ 69,315	

LT Ranch South Community Development District
General Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual at 02/09/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Community Park (CP1 - Turner Park)					Cost Share Program with LT Ranch CDD - LT Ranch South = 12.06%
Professional Services					
Asset Management	\$ -	\$ -	\$ -	\$ 4,222	
Utility Services					
Electric					
Snack Shack Lighting	\$ -	\$ -	\$ -	\$ 119	Electric
Water and Sewer					
Snack Shack - Utilities	\$ -	\$ -	\$ -	\$ 278	Restrooms
Repairs & Maintenance					
Sand Replacement	\$ -	\$ -	\$ -	\$ 181	Playground and volleyball Court (once per year)
Gate Repairs and Maintenance	\$ -	\$ -	\$ -	\$ 362	Preventative Maint. & Repairs as needed to the security gates
Pressure Cleaning	\$ -	\$ -	\$ -	\$ 965	Pressure clean sidewalks tennis and basketball courts, building, and playground 1x per year
Janitorial	\$ -	\$ -	\$ -	\$ 6,755	Daily Cleaning from three (3) times a week Restroom Cleaning, Trash Removal & Restroom Supplies
Landscaping Maintenance					
Mowing - Playground, Dog Park & Sports Field	\$ -	\$ -	\$ -	\$ 24,273	42 event (Mowing, edging, and Weed eating)
Irrigation					
Line Distribution System	\$ -	\$ -	\$ -	\$ 241	Periodic repair as needed
Mulch Installation					
Park Excluding Playground Areas	\$ -	\$ -	\$ -	\$ 2,533	Two (2) times per year
ADA Compliant Mulch for Playground Areas	\$ -	\$ -	\$ -	\$ 483	Two (2) time per year
Landscape Replacements	\$ -	\$ -	\$ -	\$ 965	Around Playground and Amenity Center (as needed)
Snack Shack					
Building Maintenance	\$ -	\$ -	\$ -	\$ 483	Maintenance as needed
Miscellaneous Repairs	\$ -	\$ -	\$ -	\$ 603	Maintenance as needed
Playground					
Miscellaneous Repairs	\$ -	\$ -	\$ -	\$ 724	Inspection and repairs
Dog Park					
Miscellaneous Repairs	\$ -	\$ -	\$ -	\$ 603	Inspection and repairs
Outdoor Sports Fields					
Outdoor Sports Fields Expense	\$ -	\$ -	\$ -	\$ 603	Baseball, Basketball & Soccer Materials- Nets, Goals, Bases, Etc...
Miscellaneous Repairs	\$ -	\$ -	\$ -	\$ 422	As needed.
Contingencies	\$ -	\$ -	\$ -	\$ 1,206	3% of Repairs and Maintenance
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
Sub-Total	\$ -	\$ -	\$ -	\$ 46,022	

LT Ranch South Community Development District
 General Fund - Budget
 Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual at 02/09/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Reserves					
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -	- N/A for FY 2027
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee				\$ 34,100	Discounts/Fees on assessments on Tax Rolls
Sub-Total	\$ -	\$ -	\$ -	\$ 34,100	

Total Expenditures and Other Uses **\$ 639,751 \$ 47,312 \$ 629,829 \$ 533,170**

Fund Balances:

Change from Current Year Operations	\$ -	\$ 64,892	\$ 13,126	\$ -	- Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ 3,204		\$ 3,204	\$ 13,126	
Prior Year Carryforward	\$ -		\$ (3,204)	\$ (13,126)	
Total Fund Balance	\$ 3,204		\$ 13,126	\$ -	

	FY 2026	FY 2027	
Unit Count	1	1	TBD -
Assessment Rate	\$ 639,751.30	\$ 533,170.09	
Cap Rate	\$ 767,701.56	\$ 639,804.11	

LT Ranch South Community Development District
Debt Service Fund - Series 2025 Bonds - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual at 02/09/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ -	\$ 2,577	\$ 7,730	\$ 6,957
Capitalized Interest Account	\$ -	\$ 185	\$ 185	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 786,456	\$ -	\$ 786,456	\$ 786,456
Operating Transfers In	\$ -	\$ -	\$ -	\$ -
Total Revenue and Other Sources	\$ 786,456	\$ 2,762	\$ 794,372	\$ 793,413
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 105,000	\$ -	\$ 105,000	\$ 110,000
Interest Expense	\$ 237,134	\$ 41,335	\$ 237,134	\$ 387,398
Other Fees and Charges				
Discounts for Early Payment	\$ 51,450	\$ -	\$ 51,450	\$ 51,450
Operating Transfers Out	\$ -	\$ 2,762	\$ 2,762	\$ -
Total Expenditures and Other Uses	\$ 393,584	\$ 44,097	\$ 396,346	\$ 548,848
Net Increase/(Decrease) in Fund Balance	\$ 392,872	\$ (41,335)	\$ 398,025	\$ 244,565
Fund Balance - Beginning	\$ 289,645	\$ 289,645	\$ 289,645	\$ 687,670
Fund Balance - Ending	\$ 682,517	\$ 248,310	\$ 687,670	\$ 932,236

Restricted Fund Balance:

Reserve Account Requirement	\$ 248,310
Restricted for the November 1, 2027 Interest Payment	\$ 191,499
Total - Restricted Fund Balance	\$ 439,809

Description of Product	Number of Units	FY 2026 Rate	FY 2027 Rate
Single Family - Executive - 50' -59'	153	\$ 1,605.00	\$ 1,605.00
Single Family - Manor - 60' - 69'	76	\$ 1,925.97	\$ 1,925.97
Terrace/Cottage - MF - 8 Unit Buildings	96	\$ 855.99	\$ 855.99
Terrace/Cottage - MF - 30 Unit Buildings	210	\$ 855.99	\$ 855.99
Villas - 2 Unit Attached	118	\$ 1,123.60	\$ 1,123.60
Total:	653		

**LT Ranch South Community Development District
Debt Service Fund - Series 2025**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 7,180,000	Varies			
11/1/2025		\$ -		\$ 41,335.29		
5/1/2026		\$ 105,000	4.000%	\$ 195,798.75	\$ 342,134	\$ 7,075,000
11/1/2026				\$ 193,698.75		
5/1/2027		\$ 110,000	4.000%	\$ 193,698.75	\$ 497,398	\$ 6,965,000
11/1/2027				\$ 191,498.75		
5/1/2028		\$ 115,000	4.000%	\$ 191,498.75	\$ 497,998	\$ 6,850,000
11/1/2028				\$ 189,198.75		
5/1/2029		\$ 120,000	4.000%	\$ 189,198.75	\$ 498,398	\$ 6,730,000
11/1/2029				\$ 186,798.75		
5/1/2030		\$ 125,000	4.000%	\$ 186,798.75	\$ 498,598	\$ 6,605,000
11/1/2030				\$ 184,298.75		
5/1/2031		\$ 130,000	4.625%	\$ 184,298.75	\$ 498,598	\$ 6,475,000
11/1/2031				\$ 181,292.50		
5/1/2032		\$ 135,000	4.625%	\$ 181,292.50	\$ 497,585	\$ 6,340,000
11/1/2032				\$ 178,170.63		
5/1/2033		\$ 140,000	4.625%	\$ 178,170.63	\$ 496,341	\$ 6,200,000
11/1/2033				\$ 174,933.13		
5/1/2034		\$ 150,000	4.625%	\$ 174,933.13	\$ 499,866	\$ 6,050,000
11/1/2034				\$ 171,464.38		
5/1/2035		\$ 155,000	4.625%	\$ 171,464.38	\$ 497,929	\$ 5,895,000
11/1/2035				\$ 167,880.00		
5/1/2036		\$ 165,000	5.600%	\$ 167,880.00	\$ 500,760	\$ 5,730,000
11/1/2036				\$ 163,260.00		
5/1/2037		\$ 175,000	5.600%	\$ 163,260.00	\$ 501,520	\$ 5,555,000
11/1/2037				\$ 158,360.00		
5/1/2038		\$ 185,000	5.600%	\$ 158,360.00	\$ 501,720	\$ 5,370,000
11/1/2038				\$ 153,180.00		
5/1/2039		\$ 195,000	5.600%	\$ 153,180.00	\$ 501,360	\$ 5,175,000
11/1/2039				\$ 147,720.00		
5/1/2040		\$ 205,000	5.600%	\$ 147,720.00	\$ 500,440	\$ 4,970,000
11/1/2040				\$ 141,980.00		
5/1/2041		\$ 215,000	5.600%	\$ 141,980.00	\$ 498,960	\$ 4,755,000
11/1/2041				\$ 135,960.00		
5/1/2042		\$ 230,000	5.600%	\$ 135,960.00	\$ 501,920	\$ 4,525,000
11/1/2042				\$ 129,520.00		
5/1/2043		\$ 240,000	5.600%	\$ 129,520.00	\$ 499,040	\$ 4,285,000
11/1/2043				\$ 122,800.00		
5/1/2044		\$ 255,000	5.600%	\$ 122,800.00	\$ 500,600	\$ 4,030,000
11/1/2044				\$ 115,660.00		
5/1/2045		\$ 270,000	5.600%	\$ 115,660.00	\$ 501,320	\$ 3,760,000
11/1/2045				\$ 108,100.00		
5/1/2046		\$ 285,000	5.750%	\$ 108,100.00	\$ 501,200	\$ 3,475,000
11/1/2046				\$ 99,906.25		
5/1/2047		\$ 305,000	5.750%	\$ 99,906.25	\$ 504,813	\$ 3,170,000
11/1/2047				\$ 91,137.50		
5/1/2048		\$ 320,000	5.750%	\$ 91,137.50	\$ 502,275	\$ 2,850,000
11/1/2048				\$ 81,937.50		

**LT Ranch South Community Development District
Debt Service Fund - Series 2025**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
5/1/2049		\$ 340,000	5.750%	\$ 81,937.50	\$ 503,875	\$ 2,510,000
11/1/2049				\$ 72,162.50		
5/1/2050		\$ 360,000	5.750%	\$ 72,162.50	\$ 504,325	\$ 2,150,000
11/1/2050				\$ 61,812.50		
5/1/2051		\$ 380,000	5.750%	\$ 61,812.50	\$ 503,625	\$ 1,770,000
11/1/2051				\$ 50,887.50		
5/1/2052		\$ 405,000	5.750%	\$ 50,887.50	\$ 506,775	\$ 1,365,000
11/1/2052				\$ 39,243.75		
5/1/2053		\$ 430,000	5.750%	\$ 39,243.75	\$ 508,488	\$ 935,000
11/1/2053				\$ 26,881.25		
5/1/2054		\$ 455,000	5.750%	\$ 26,881.25	\$ 508,763	\$ 480,000
11/1/2054				\$ 13,800.00		
5/1/2055		\$ 480,000	5.750%	\$ 13,800.00	\$ 507,600	\$ -
		\$ 7,180,000		\$ 7,704,220.32	\$ 14,884,220	
Outstanding at September 30, 2027		\$ 6,965,000				