

LT RANCH SOUTH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

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

| Description | Fiscal Year 2025 Budget | Actual at 04/16/2025 | Anticipated Year End 09/30/2025 | Fiscal Year 2026 Budget | Notes |
|---|----------------------------|-------------------------|------------------------------------|----------------------------|--|
| Revenues and Other Sources | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | - Added Cash Required to Partially End 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 | \$ 84,875 | \$ - | \$ 84,875 | \$ 155,075 | Developer Funding of Operations |
| Total Revenue & Other Sources | \$ 84,875 | \$ - | \$ 84,875 | \$ 155,075 | |
| Appropriations | | | | | |
| Legislative | | | | | |
| Board of Supervisor's Fees | \$ - | \$ - | \$ - | \$ - | - Statutory Required Fees (Waived by Developer Board) |
| Board of Supervisor's - FICA | \$ - | \$ - | \$ - | \$ - | - N/A |
| Executive | | | | | |
| Professional - Management | \$ 26,500 | \$ - | \$ 26,500 | \$ 53,000 | District Manager |
| Financial and Administrative | | | | | |
| Audit Services | \$ - | \$ - | \$ - | \$ 4,000 | Statutory Required Audit Yearly |
| Accounting Services | \$ 9,500 | \$ - | \$ 9,500 | \$ 20,000 | General and Debt Service Funds |
| Assessment Roll Preparation | \$ - | \$ - | \$ - | \$ 20,000 | Maintenance of Assessment Rolls |
| Arbitrage Rebate Fees | \$ - | \$ - | \$ - | \$ 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 | \$ 5,000 | \$ - | \$ 5,000 | \$ 3,500 | Statutory Required Legal Advertising |
| Trustee Services | \$ - | \$ - | \$ - | \$ 5,000 | Trust Fees for Bonds |
| Dissemination Agent Services | \$ - | \$ - | \$ - | \$ 3,500 | Required Reporting for Bonds |
| Property Appraiser Fees | \$ - | \$ - | \$ - | \$ 500 | Fees to place assessments on tax Bills |
| Bank Service Fees | \$ 250 | \$ - | \$ 250 | \$ 250 | Bank Fees - Governmental Bank Accounts |
| Travel and Per Diem | | | | | N/A |
| Communications and Freight Services | | | | | |
| Telephone | \$ - | \$ - | \$ - | \$ - | - |
| Postage, Freight & Messenger | \$ 750 | \$ - | \$ 750 | \$ 750 | Agenda and Other Misc. mailings |
| Rentals and Leases | | | | | |
| Miscellaneous Equipment | \$ - | \$ - | \$ - | \$ - | - N/A |
| Computer Services (Web Site) | \$ 1,200 | \$ - | \$ 1,200 | \$ 2,400 | Statutory Maintenance of District Web Site |
| Insurance | \$ 6,000 | \$ - | \$ 6,000 | \$ 6,000 | General Liability & D&O Liability Insurance |
| Subscriptions and Memberships | \$ 175 | \$ - | \$ 175 | \$ 175 | Department of Economic Opportunity Fee |
| Printing and Binding | \$ 500 | \$ - | \$ 500 | \$ 500 | Agenda Books and Copies |
| Office Supplies | \$ - | \$ - | \$ - | \$ - | - N/A |
| Legal Services | | | | | |
| General Counsel | \$ 20,000 | \$ - | \$ 20,000 | \$ 20,000 | District Attorney |
| Other General Government Services | | | | | |
| Engineering Services | \$ 15,000 | \$ - | \$ 15,000 | \$ 15,000 | District Engineer |
| Contingencies | \$ - | \$ - | \$ - | \$ - | - N/A |
| Capital Outlay | \$ - | \$ - | \$ - | \$ - | - N/A |
| Reserves | | | | | |
| Operational Reserve (Future Years) | \$ - | \$ - | \$ - | \$ - | - N/A for FY 2026 |
| Other Fees and Charges | | | | | |
| Discounts, Tax Collector Fee and Property Appraiser Fee | | | | | Discounts/Fees on assessments on Tax Rolls |
| Total Appropriations | \$ 84,875 | \$ - | \$ 84,875 | \$ 155,075 | |