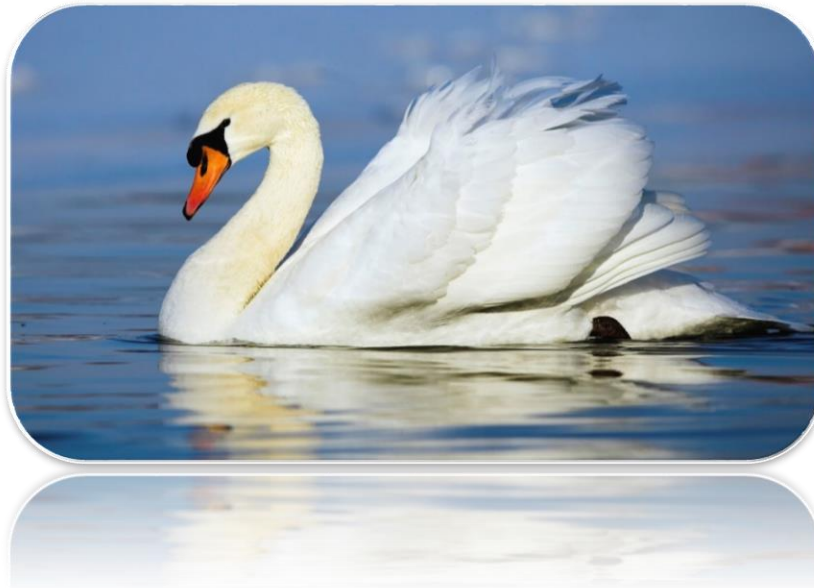


LT RANCH COMMUNITY DEVELOPMENT DISTRICT



CONTINUED MEETING AGENDA

APRIL 27, 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

April 22, 2022

Board of Supervisors

LT Ranch Community Development District

Dear Board Members:

The continued meeting of the LT Ranch Community Development District is scheduled for **Wednesday, April 27, 2022, at 11:00 A.M.** at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota Florida 34232.

WebEx link and telephone number to join/watch the meeting:

<https://districts.webex.com/districts/onstage/g.php?MTID=ed94a5c442bb524be6570311ed59fe448>

Access Code: **2340 707 1897**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2340 707 1897** to join the meeting.

Continued Agenda Item

1. Call to Order & Roll Call.
2. Consideration of **Resolution 2022-4**, a resolution of the Board of Supervisors approving the Proposed Fiscal Year 2023 Budget and setting the Public Hearing on **Wednesday, July 13, 2022, at 11:00 A.M.** at the offices of **Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232.**
3. Staff Reports.
 - I. District Attorney.
 - II. District Manager.
4. Supervisor's Requests and Audience Comments.
5. Adjournment.

The first order of business is to call to order the meeting and conduct the roll call.

The second order of business is consideration of **Resolution 2022-4**, a resolution of the Board of Supervisors of the District which approves the Proposed Budget for Fiscal Year 2023 and sets the public hearing date, time, and location.

The District's enabling legislation requires the District Manager to submit a Proposed Budget to the Board by June 15th of each year for your review and approval. The approval of the Proposed Budget is only intended to permit the District to move through the process towards adopting the Budget at a Public Hearing scheduled for the Wednesday, July 13, 2022, 11:00 A.M. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232.

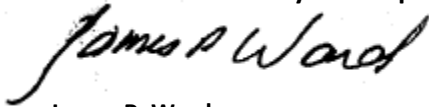
The approval of the Proposed Budget does not bind the Board to any of the costs contained in the budget, or any of the programs contained in the Proposed Budget, and most importantly it does not bind the Board to the Assessment Rates for the general fund contemplated as a result of the preparation of the Proposed Budget.

The public hearing is scheduled for Wednesday, July 13, 2022, 11:00 A.M. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232.

The remainder of the agenda is standard in nature, and I look forward to seeing you at the meeting. If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Sincerely,

LT Ranch Community Development District



James P. Ward
District Manager

The Fiscal Year 2022 schedule is as follows:

April 13, 2022	May 11, 2022
June 8, 2022	July 13, 2022
August 10, 2022	September 14, 2022

RESOLUTION 2022-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LT RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the LT Ranch Community Development District (the "Board"), a proposed Budget for Fiscal Year 2023; and

WHEREAS, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF LT RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF WHEREAS CLAUSES. That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. APPROVAL OF THE PROPOSED BUDGETS. The proposed Budgets submitted by the District Manager for Fiscal Year 2023 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 3. A public hearing on said approved budget is hereby declared and set for the following date, hour, and location:

DATE: Wednesday, July 13, 2022
HOUR: 11:00 A.M.
LOCATION: Taylor Morrison
551 Cattlemen Road, Suite 200
Sarasota, Florida 34232

SECTION 4. SUBMITTAL OF BUDGET TO SARASOTA COUNTY. The District Manager is hereby directed to submit a copy of the proposed budget to Sarasota County at least 60 days prior to the hearing set above. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the proposed budget on the District's website at least two days before the budget hearing date.

SECTION 5. NOTICE OF PUBLIC HEARING. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear

RESOLUTION 2022-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LT RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

all objections to the budget as proposed and may make such changes as the board deems necessary.

SECTION 6. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof., That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 27th day of April 2022.

ATTEST:

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

John Wollard, Chairperson

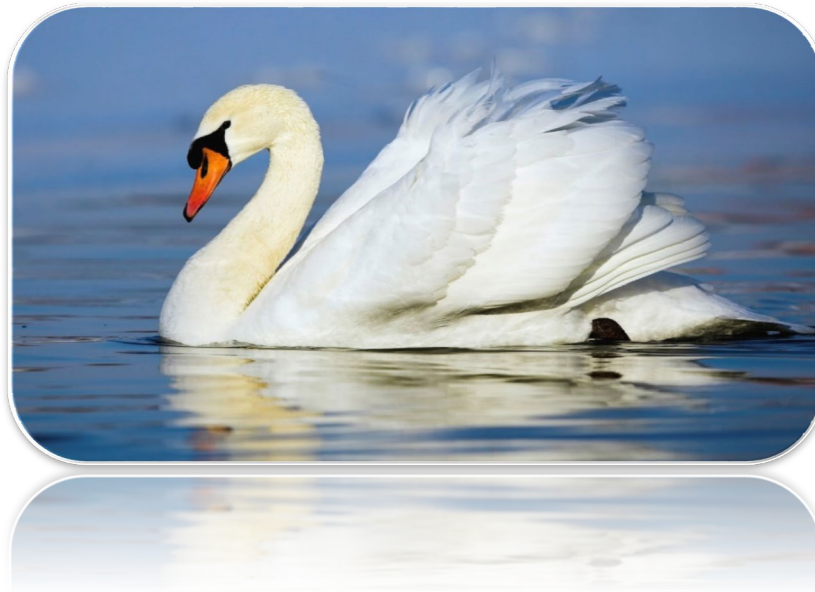
Exhibit A: Fiscal Yeah 2023 Proposed Budget

Exhibit A

Fiscal Year 2023 Proposed Budget



LT RANCH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

LT Ranch Community Development District

General Fund - Budget

Fiscal Year 2023

Description	AMENDED Fiscal Year 2022 Budget	Actual at 01/31/2022	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget	Description
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	Interest on General Bank Account
Assessment Revenue					
Assessments - On-Roll	\$ 375,672	\$ 342,556	\$ 375,672	\$ 767,394	Property Owners Assessments
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	
Note Proceeds - Fund FY 2022					
Taylor Morrison	\$ 200,000	\$ -	\$ 240,208	\$ -	
Total Revenue & Other Sources	\$ 575,673	\$ 342,556	\$ 615,880	\$ 767,394	

Appropriations

Legislative

Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Statutory Set Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (If applicable)

Executive

Professional - Management	\$ 40,000	\$ 13,333	\$ 40,000	\$ 41,000	District Manager
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Financial and Administrative

Audit Services	\$ 4,200	\$ -	\$ 4,200	\$ 4,300	Statutory Required Audit Yearly
Accounting Services	\$ 16,000	\$ 5,333	\$ 16,000	\$ 17,000	All Funds
Assessment Roll Preparation	\$ 16,000	\$ 5,333	\$ 16,000	\$ 17,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500	IRS Required Calculation to insure interest on bpond funds does not exeeep interest paid on bonds

Other Contractual Services

Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 2,000	\$ 616	\$ 1,900	\$ 2,000	Statutory Required Legal Advertising
Trustee Services	\$ 6,695	\$ -	\$ 6,695	\$ 6,695	Trustee Fees for Bonds
Dissemination Agent Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	Fees to place assessment on tax bills
Bank Service Fees	\$ 250	\$ 48	\$ 250	\$ 250	Bank Fees - Governmental Bank Account

Travel and Per Diem

\$ -				\$ -	
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Communications and Freight Services

LT Ranch Community Development District

General Fund - Budget

Fiscal Year 2023

Description	AMENDED Fiscal Year 2022 Budget	Actual at 01/31/2022	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget	Description
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 100	\$ 61	\$ 100	\$ 200	Agenda Mailings and other misc mail
Rentals and Leases					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 1,200	\$ -	\$ 1,200	\$ 2,000	Statutory Maintenance of District Web Site
Insurance	\$ 5,435	\$ 5,435	\$ 5,435	\$ 6,000	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 200	\$ 194	\$ 200	\$ 600	Agenda Books and Misc Copies
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Legal Services					
General Counsel	\$ 2,500	\$ 901	\$ 2,500	\$ 7,500	District Attorney
Series 2018 bonds	\$ -	\$ -	\$ -	\$ -	
Other General Government Services					
Engineering/Field Services	\$ 8,000	\$ 7,108	\$ 7,500	\$ 7,500	District Engineer
Sub-Total:	\$ 108,255	\$ 38,538	\$ 107,655	\$ 117,720	
Stormwater Management Services					
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional Services					
Asset Management	\$ -	\$ -	\$ 19,000	\$ 19,000	Field Operations Manager
Repairs & Maintenance					
Aquatic Weed Control	\$ 15,000	\$ 3,375	\$ 10,125	\$ 15,500	Periodic Spraying of Lakes
Littoral Shelf - Invasive Plant Control	\$ 4,500	\$ -	\$ 2,200	\$ 3,200	Control of Invasives, maintain littoral areas
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ -	- Periodic maintenance of lake banks
Detention Area Maintenance	\$ 3,700	\$ -	\$ 4,200	\$ -	- Periodic maintenance of dry detention areas
Water Quality Testing	\$ -	\$ -	\$ -	\$ -	- Periodic testing of lakes in water management system
Littoral Shelf Plantings	\$ 2,800	\$ -	\$ -	\$ -	- Periodic replacement of littoral shelf plantings.
Control Structures, Catch Basins & Outfalls	\$ -	\$ -	\$ 5,200	\$ 22,500	Inspection/Cleaning of Drainage Structures
Preserve Services					
Wetland Maintenance	\$ 133,560	\$ 23,185	\$ 19,200	\$ 37,800	Preserve Maintenance
Enhancement Area Maintenance	\$ 29,400	\$ -	\$ 19,600	\$ 33,400	Preserve Maintenance

LT Ranch Community Development District

General Fund - Budget

Fiscal Year 2023

Description	AMENDED Fiscal Year 2022 Budget	Actual at 01/31/2022	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget	Description
Creation Areas Maintenance	\$ 12,000	\$ -	\$ 4,400	\$ -	Preserve Maintenance
Contingencies	\$ -	\$ -	\$ -	\$ 11,240	10% of Repairs and Maintenance Items
Operating Supplies	\$ -	\$ -	\$ -	\$ -	None Required
Capital Outlay	\$ -	\$ -	\$ -	\$ -	None Required
Sub-Total:	\$ 200,960	\$ 26,560	\$ 83,925	\$ 142,640	
Lorraine Road Maintenance					
Professional Services					
Asset Management	\$ -	\$ -	\$ 10,000	\$ 10,000	Field Operations Manager
Utility Services					
Electric - Street Lights	\$ -	\$ -	\$ 8,000	\$ 11,200	Power Service
Irrigation Water	\$ -	\$ -	\$ 7,800	\$ 10,200	Irrigation Water
Repairs & Maintenance					
Landscape Maintenance					
Periodic Maintenance	\$ 131,904	\$ -	\$ 235,000	\$ 176,800	Turf, Hedges, groundcover, trees
Frost Damage	\$ 80,000		\$ 100,000	\$ -	Unusual Frost in FY 2022
Vehicular Damage	\$ -		\$ 21,000	\$ 36,000	Damage from Vehicular Traffic
Tree Trimming	\$ -	\$ -	\$ -	\$ 11,000	Yearly trimming to thin Branches
Landscape Replacements	\$ -	\$ -	\$ -	\$ 21,000	Yearly replacements as needed
Mulch Installation	\$ 15,000	\$ -	\$ 6,300	\$ 34,000	One (1) full mulch yearly
Annuals	\$ -	\$ -	\$ 4,400	\$ 6,000	Four (4) times per year
Roadway Lighting	\$ 3,000	\$ -	\$ -	\$ 6,000	Periodic repairs as needed
Landscape Lighting	\$ -	\$ -	\$ -	\$ -	
Fountain Services	\$ 6,000	\$ -	\$ 5,500	\$ 6,800	Periodic repairs as needed
Irrigation System	\$ -	\$ -	\$ -	\$ 4,000	Periodic repairs as needed
Contingencies	\$ -	\$ -	\$ 5,000	\$ 15,080	5% of Repairs and Maintenance
Operating Supplies	\$ -	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
Contingencies	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 235,904	\$ -	\$ 403,000	\$ 348,080	
Community Park					

LT Ranch Community Development District

General Fund - Budget

Fiscal Year 2023

Description	AMENDED Fiscal Year 2022 Budget	Actual at 01/31/2022	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget	Description
Professional Services					
Asset Management	\$ -	\$ -	\$ 6,000	\$ 6,000	Field Operations Manager
Utility Services					
Electric	\$ -	\$ -		\$ -	
Water and Sewer	\$ -	\$ -		\$ -	
Repairs & Maintenance					
Landscaping Maintenance	\$ -	\$ 1,350	\$ 11,500	\$ 19,800	Turf, Hedges, groundcover, trees
Tree Trimming	\$ -	\$ -	\$ -	\$ -	
Landscape Replacements	\$ -	\$ -	\$ -	\$ -	
Mulch Installation	\$ -	\$ -	\$ -	\$ 1,600	One (1) time per year
Irrigation System	\$ 1,000	\$ -	\$ 1,800	\$ 2,200	Periodic Maintenance as needed
Snack Shack					
Utility Services					
Electric	\$ 3,000	\$ -	\$ -	\$ -	
Water and Sewer	\$ 2,000	\$ -	\$ -	\$ -	
Building Maintenance		\$ -	\$ -	\$ -	
Miscellaneous Repairs	\$ 1,000	\$ -	\$ -	\$ -	
Playground					
Miscellaneous Repairs	\$ 1,000	\$ -	\$ -	\$ 2,500	To anticipate facility online in FY 2023
Dog Park					
Miscellaneous Repairs	\$ -	\$ -	\$ -	\$ 1,000	To anticipate facility online in FY 2023
Outdoor Sport Courts					
Miscellaneous Repairs	\$ 1,000	\$ -	\$ -	\$ 2,000	To anticipate facility online in FY 2023
Contingencies	\$ -	\$ -	\$ 2,000	\$ 1,455	
Sub-Total:	\$ 9,000	\$ 1,350	\$ 21,300	\$ 36,555	
Reserves					
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ 30,000	
Other Financing Uses					
Note Payable - TM to Fund FY 2022 Operations	\$ -	\$ -	\$ -	\$ -	- This is to repay the anticipated Expenses over Revenue
Other Fees and Charges					

LT Ranch Community Development District

General Fund - Budget

Fiscal Year 2023

Description	AMENDED Fiscal Year 2022 Budget	Actual at 01/31/2022	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget	Description
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 24,577	\$ -	\$ -	\$ 92,399	
Total Appropriations	\$ 578,696	\$ 66,448	\$ 615,880	\$ 767,394	
Fund Balances:					
Change from Current Year Operations	\$ (3,023)	\$ 276,108	\$ -	\$ 240,208	Estimated Note Required Funds \$240,208
Fund Balance - Beginning					
Restricted for Future Operations	\$ -	\$ -	\$ -	\$ 30,000	
Unassigned	\$ 78,230	\$ 78,230	\$ 78,230	\$ 78,230	
Total Fund Balance	\$ 75,207	\$ 354,338	\$ 78,230	\$ 108,230	

Assessment Rate Product Type	FY 2022 Rate	EAU Factor	# of Units	Total EAU	FY 2023 Rate
Single Family 30' - 39'	\$520.39	0.80	136	108.80	\$ 857.54
Single Family 40' - 49'	\$552.90	0.85	152	129.20	\$ 911.14
Single Family 50' - 59'	\$585.43	0.90	241	216.90	\$ 964.74
Single Family 60' - 69'	\$650.48	1.00	147	147.00	\$ 1,071.93
Single Family 70' - 79'	\$715.53	1.10	38	41.80	\$ 1,179.12
Single Family 90' & up	\$780.58	1.20	24	28.80	\$ 1,286.32
Workforce - Family	\$455.34	0.70	62	43.40	\$ 750.35

LT Ranch Community Development District

**Debt Service Fund - Series 2019 Bonds - Budget
Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 01/31/2022	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 4	\$ 8	\$ -
Reserve Account	\$ -	\$ 8	\$ 16	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,021,209	\$ 931,360	\$ 1,021,209	\$ 1,021,209
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2019 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,021,209	\$ 931,371	\$ 1,021,233	\$ 1,021,209
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 325,000	\$ -	\$ 325,000	\$ 335,000
Principal Debt Service - Early Redemptions	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ 631,410	\$ 315,705	\$ 631,410	\$ 621,660
Other Fees and Charges	\$ -	\$ -	\$ -	\$ -
Discounts for Early Payment	\$ 66,812	\$ -	\$ 66,812	\$ 66,812
Total Expenditures and Other Uses	\$ 1,023,222	\$ 315,705	\$ 1,023,222	\$ 1,023,472
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 615,666	\$ (1,989)	\$ (2,263)
Fund Balance - Beginning	\$ 830,309	\$ 830,309	\$ 830,309	\$ 828,320
Fund Balance - Ending	\$ 984,675	\$ 1,445,975	\$ 828,320	\$ 826,057

Restricted Fund Balance:

Reserve Account Requirement	\$ 476,850
Restricted for November 1, 2023 Interest Payment	\$ 305,805
Total - Restricted Fund Balance:	\$ 782,655

Product Type	Number of Units	FY 2022 Rate	FY 2023 Rate
Single Family 30' - 39'	136	\$ 1,214.82	\$ 1,214.82
Single Family 40' - 49'	152	\$ 1,290.74	\$ 1,290.74
Single Family 50' - 59'	241	\$ 1,366.67	\$ 1,366.67
Single Family 60' - 69'	147	\$ 1,518.52	\$ 1,518.52
Single Family 70' - 79'	38	\$ 1,670.37	\$ 1,670.37
Single Family 90' & up	24	\$ 1,822.23	\$ 1,822.23
Workforce - Family	62	There are no Debt Assessments on this Product	
Total:	800		

LT Ranch Community Development District

Debt Service Fund - Series 2019 Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 16,735,000	Varies			
5/1/2020				\$ 233,201.83		
11/1/2020				\$ 320,430.00	\$ 553,632	\$ 16,735,000
5/1/2021	\$ 315,000	3.00%	\$ 320,430.00			
11/1/2021			\$ 315,705.00	\$ 951,135	\$ 16,420,000	
5/1/2022	\$ 325,000	3.00%	\$ 315,705.00			
11/1/2022			\$ 310,830.00	\$ 951,535	\$ 16,095,000	
5/1/2023	\$ 335,000	3.00%	\$ 310,830.00			
11/1/2023			\$ 305,805.00	\$ 951,635	\$ 15,760,000	
5/1/2024	\$ 345,000	3.00%	\$ 305,805.00			
11/1/2024			\$ 300,630.00	\$ 951,435	\$ 15,415,000	
5/1/2025	\$ 355,000	3.00%	\$ 300,630.00			
11/1/2025			\$ 295,305.00	\$ 950,935	\$ 15,060,000	
5/1/2026	\$ 365,000	3.40%	\$ 295,305.00			
11/1/2026			\$ 289,100.00	\$ 949,405	\$ 14,695,000	
5/1/2027	\$ 380,000	3.40%	\$ 289,100.00			
11/1/2027			\$ 282,640.00	\$ 951,740	\$ 14,315,000	
5/1/2028	\$ 395,000	3.40%	\$ 282,640.00			
11/1/2028			\$ 275,925.00	\$ 953,565	\$ 13,920,000	
5/1/2029	\$ 405,000	3.40%	\$ 275,925.00			
11/1/2029			\$ 269,040.00	\$ 949,965	\$ 13,515,000	
5/1/2030	\$ 420,000	3.40%	\$ 269,040.00			
11/1/2030			\$ 261,900.00	\$ 950,940	\$ 13,095,000	
5/1/2031	\$ 435,000	4.00%	\$ 261,900.00			
11/1/2031			\$ 253,200.00	\$ 950,100	\$ 12,660,000	
5/1/2032	\$ 455,000	4.00%	\$ 253,200.00			
11/1/2032			\$ 244,100.00	\$ 952,300	\$ 12,205,000	
5/1/2033	\$ 475,000	4.00%	\$ 244,100.00			
11/1/2033			\$ 234,600.00	\$ 953,700	\$ 11,730,000	
5/1/2034	\$ 490,000	4.00%	\$ 234,600.00			
11/1/2034			\$ 224,800.00	\$ 949,400	\$ 11,240,000	
5/1/2035	\$ 510,000	4.00%	\$ 224,800.00			
11/1/2035			\$ 214,600.00	\$ 949,400	\$ 10,730,000	
5/1/2036	\$ 535,000	4.00%	\$ 214,600.00			
11/1/2036			\$ 203,900.00	\$ 953,500	\$ 10,195,000	
5/1/2037	\$ 555,000	4.00%	\$ 203,900.00			
11/1/2037			\$ 192,800.00	\$ 951,700	\$ 9,640,000	
5/1/2038	\$ 575,000	4.00%	\$ 192,800.00			
11/1/2038			\$ 181,300.00	\$ 949,100	\$ 9,065,000	
5/1/2039	\$ 600,000	4.00%	\$ 181,300.00			
11/1/2039			\$ 169,300.00	\$ 950,600	\$ 8,465,000	
5/1/2040	\$ 625,000	4.00%	\$ 169,300.00			
11/1/2040			\$ 156,800.00	\$ 951,100	\$ 7,840,000	
5/1/2041	\$ 650,000	4.00%	\$ 156,800.00			
11/1/2041			\$ 143,800.00	\$ 950,600	\$ 7,190,000	
5/1/2042	\$ 675,000	4.00%	\$ 143,800.00			
11/1/2042			\$ 130,300.00	\$ 949,100	\$ 6,515,000	
5/1/2043	\$ 705,000	4.00%	\$ 130,300.00			
11/1/2043			\$ 116,200.00	\$ 951,500	\$ 5,810,000	
5/1/2044	\$ 735,000	4.00%	\$ 116,200.00			
11/1/2044			\$ 101,500.00	\$ 952,700	\$ 5,075,000	
5/1/2045	\$ 765,000	4.00%	\$ 101,500.00			

LT Ranch Community Development District

Debt Service Fund - Series 2019 Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
11/1/2045				\$ 86,200.00	\$ 952,700	\$ 4,310,000
5/1/2046		\$ 795,000	4.00%	\$ 86,200.00		
11/1/2046				\$ 70,300.00	\$ 951,500	\$ 3,515,000
5/1/2047		\$ 825,000	4.00%	\$ 70,300.00		
11/1/2047				\$ 53,800.00	\$ 949,100	\$ 2,690,000
5/1/2048		\$ 860,000	4.00%	\$ 53,800.00		
11/1/2048				\$ 36,600.00	\$ 950,400	\$ 1,830,000
5/1/2049		\$ 895,000	4.00%	\$ 36,600.00		
11/1/2049				\$ 18,700.00	\$ 950,300	\$ 935,000
5/1/2050		\$ 935,000	4.00%	\$ 18,700.00		a