

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



AGENDA

June 9, 2021

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

June 2, 2021

Board of Supervisors

LT Ranch Community Development District

Dear Board Members:

This Meeting of the Board of Supervisors of the LT Ranch Community Development District will be held on **Wednesday, June 9, 2021 at 11:00 A.M.** at the offices of **Taylor Morrison 551 Cattlemen Road, Suite 200, Sarasota Florida 34232.**

The following WebEx link and telephone number are provided to join/watch the meeting. We encourage those individuals who have not been fully vaccinated to wear masks at all times during the meeting.

Weblink:

<https://districts.webex.com/districts/onstage/g.php?MTID=e0678229686db482010a0901bdcc3134d>

Access Code: **173 743 3283**

Event password: **Jpward**

Call in information if you choose not to use the web link:

Phone: **408-418-9388** and enter the access code **173 743 3283** to join the meeting.

The link to the meeting will also be posted on the District's web site: www.LTRanchcdd.org.

The Agenda is as Follows:

1. Call to Order & Roll Call.
2. **PUBLIC HEARINGS**
 - a) **FISCAL YEAR 2022 BUDGET**
 - I. Public Comment and Testimony.
 - II. Board Comment and Consideration.
 - III. Consideration of Resolution 2021-6 adopting the annual appropriation and Budget for Fiscal Year 2022.
 - b) **FISCAL YEAR 2022 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL, APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY AND SETTING AN OPERATIONS AND MAINTENANCE CAP FOR NOTICE PURPOSES ONLY.**
 - I. Public Comment and Testimony
 - II. Board Comment
 - III. Consideration of Resolution 2021-7 imposing special assessments, adopting an assessment roll and approving the general fund special assessment methodology.
3. Consideration of Resolution 2020-8 designating dates, time and location for regular meeting of the Board of Supervisor's for Fiscal Year 2021.
4. Staff Reports
 - I. District Attorney
 - II. District Engineer
 - III. District Asset Manager
 - a) Report June 1, 2021
 - IV. District Manager
 - a) Financial Statement for period ending May 31, 2021 (unaudited)
5. Supervisor's Requests and Audience Comments
6. Adjournment

The Second Order of Business deals with two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2022 Budget, Assessments, General Fund Special Assessment Methodology.

The first Public Hearing deals with the adoption of the Fiscal Year 2022 Budget which includes the General Fund operations. At the conclusion of the hearing, will be the consideration of Resolution 2021-6 which adopts the Fiscal Year 2022 Budget. The second Public Hearing deals with the adoption of the General Fund Assessments. At the conclusion of the hearing, will be the consideration of Resolution 2021-7 which will adopt the General Fund assessment for Fiscal Year 2022.

The Third Order of Business is the Consideration of Resolution 2021-8 setting the proposed meeting schedule for Fiscal Year 2022. As you may re-call, to the extent that the District has a regular meeting schedule the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

The proposed meeting schedule is at **11:00 A.M.** at the offices of **Taylor Morrison, 551 Cattleman Road, Suite 200, Sarasota, Florida 34232.**

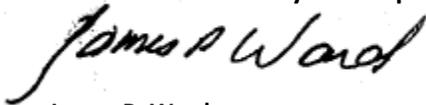
The Fiscal Year 2022 schedule is as follows:

October 13, 2021	November 10, 2021
December 8, 2021	January 14, 2022
February 9, 2022	March 9, 2022
April 13, 2022	May 11, 2022
June 8, 2022	July 13, 2022
August 10, 2022	September 14, 2022

The remainder of the Agenda is standard in nature, and in the meantime, if you have any questions or comments; please do not hesitate to contact me directly at (954) 658-4900.

If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

LT Ranch Community Development District



James P. Ward
District Manager

RESOLUTION 2021-6

THE ANNUAL APPROPRIATION RESOLUTION OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022.

WHEREAS, the District Manager has, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the LT Ranch Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set June 9, 2021, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1st of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board pursuant to the adoption of this Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

RESOLUTION 2021-6

THE ANNUAL APPROPRIATION RESOLUTION OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for LT Ranch Community Development District for the Fiscal Year Ending September 30, 2022”, as adopted by the Board of Supervisors on June 9, 2021.

SECTION 2. Appropriations

There is hereby appropriated out of the revenues of the LT Ranch Community Development District, for the fiscal year beginning October 1, 2021 and ending September 30, 2022 the sum of \$1,398,893.00 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

FUND	AMOUNT
General Fund	\$ 375,672.00
Debt Service Fund	\$1,023,222.00
TOTAL	\$1,398,893.00

SECTION 3. Supplemental Appropriations

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget(s) for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000.00.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

Any budget amendments shall be in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other things, the District Manager

RESOLUTION 2021-6

THE ANNUAL APPROPRIATION RESOLUTION OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022.

or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. CONFLICT. 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 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the LT Ranch Community Development District.

PASSED AND ADOPTED this 9th day of June, 2021.

ATTEST:

**LT RANCH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

John Wollard, Chairman

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET REVISED FOR PUBLIC HEARING

FISCAL YEAR 2022

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 2022**

Description	Fiscal Year 2021 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -
Assessment Revenue				
Assessments - On-Roll	\$ 465,680	\$ 11,604	\$ 465,680	\$ 375,672
Assessments - Off-Roll	\$ -	\$ 30,000	\$ -	\$ -
Contributions - Private Sources				
Taylor Morrison	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 465,681	\$ 41,604	\$ 465,680	\$ 375,672
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -
Executive				
Professional - Management	\$ 40,000	\$ 13,333	\$ 40,000	\$ 40,000
Financial and Administrative				
Audit Services	\$ 4,500	\$ -	\$ 4,100	\$ 4,200
Accounting Services	\$ 16,000	\$ 5,333	\$ 16,000	\$ 16,000
Assessment Roll Preparation	\$ 8,000	\$ 5,333	\$ 16,000	\$ 16,000
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500
Other Contractual Services				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 2,000	\$ 1,020	\$ 2,500	\$ 2,000
Trustee Services	\$ 6,695	\$ -	\$ 7,025	\$ 6,695
Dissemination Agent Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -
Bank Service Fees	\$ 250	\$ 94	\$ 350	\$ 250
Travel and Per Diem				
	\$ -	\$ -	\$ -	\$ -
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 750	\$ 80	\$ 200	\$ 750
Rentals and Leases				
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer Services (Web Site)	\$ 2,000	\$ 100	\$ 2,000	\$ 2,000
Insurance				
	\$ 6,000	\$ 5,251	\$ 5,251	\$ 6,000
Subscriptions and Memberships				
	\$ 175	\$ 175	\$ 175	\$ 175
Printing and Binding				
	\$ 1,500	\$ 343	\$ 600	\$ 1,500
Office Supplies				
	\$ -	\$ -	\$ -	\$ -
Legal Services				
General Counsel	\$ 15,000	\$ 1,121	\$ 5,500	\$ 15,000
Series 2018 bonds	\$ -	\$ -	\$ -	\$ -
Other General Government Services				
Engineering/Field Services	\$ 35,000	\$ 5,392	\$ 20,000	\$ 35,000
Contingencies		\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -
FIELD OPERATIONS				
Grounds Contract	\$ 161,352	\$ -	\$ 195,000	\$ -
Grounds - Sod/Seed/Plant/Shrub	\$ 5,000	\$ -	\$ 15,000	\$ -

LT Ranch Community Development District

**General Fund - Budget
Fiscal Year 2022**

Description	Fiscal Year 2021 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Grounds - Mulch	\$ 5,000	\$ -	\$ 5,000	\$ -
Supplies/Tools	\$ 2,500	\$ -	\$ 2,500	\$ -
Wetland Preservation Maintenance	\$ 39,000	\$ -	\$ 39,000	\$ 58,000
Lake Maintenance	\$ 20,000	\$ -	\$ 20,000	\$ 32,000
Detention Area Maintenance	\$ -	\$ -	\$ -	\$ 5,000
Enhancement Areas	\$ -	\$ -	\$ -	\$ 30,000
Littoral Shelf Maintenance	\$ -	\$ -	\$ -	\$ 4,500
Stormwater Inspections/Maintance	\$ -	\$ -	\$ -	\$ 15,500
Fountain Service/Maintance	\$ -	\$ -	\$ -	\$ 6,500
Roadway Lighting/Maintance	\$ -	\$ -	\$ -	\$ 6,000
Path Mowing	\$ 12,000	\$ -	\$ 12,000	\$ -
Path Shell	\$ 2,000	\$ -	\$ 2,000	\$ -
Grounds - Community Park Mow	\$ 24,000	\$ -	\$ 24,000	\$ 24,000
Irritaion Maint and Repair	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Snack Shack/Maint Bldg	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Playground/Dog Park/Shelter Maint	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Outdoor Sport Courts Maint	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Electric (Irrigation,Snack/Maint. Bldg	\$ 3,000	\$ -	\$ 3,000	\$ 3,000
Water/Sewer Park	\$ 2,000	\$ -	\$ 2,000	\$ 2,000
Contingencies (5% of Field Operations)	\$ 13,993	\$ -	\$ 13,993	\$ 9,525
Reserves				
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 28,465	\$ -	\$ -	\$ 24,577
Total Appropriations	\$ 465,680	\$ 37,576	\$ 462,694	\$ 375,672
Fund Balances:				
Change from Current Year Operations	\$ -	\$ 4,029	\$ 2,986	\$ -
Fund Balance - Beginning				
Restricted for Future Operations	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ 25,789	\$ 25,789	\$ 25,789	\$ 25,789
Total Fund Balance	\$ 25,789	\$ 29,817	\$ 25,789	\$ 25,789

Assessment Rate Product Type	FY 2021 Rate	EAU Factor	# of Units	Total EAU	FY 2022 Rate
Single Family 30' - 39'	\$520.39	0.80	136	108.80	\$ 419.80
Single Family 40' - 49'	\$552.90	0.85	152	129.20	\$ 446.04
Single Family 50' - 59'	\$585.43	0.90	241	216.90	\$ 472.28
Single Family 60' - 69'	\$650.48	1.00	147	147.00	\$ 524.75
Single Family 70' - 79'	\$715.53	1.10	38	41.80	\$ 577.23
Single Family 90' & up	\$780.58	1.20	24	28.80	\$ 629.71
Workforce - Family	\$455.34	0.70	62	43.40	\$ 367.33
Total:			800	715.90	

LT Ranch Community Development District

**Debt Service Fund - Series 2019 Bonds - Budget
Fiscal Year 2022**

Description	Fiscal Year 2021 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,021,209	\$ 25,329	\$ 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	\$ 25,329	\$ 1,021,209	\$ 1,021,209
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 315,000	\$ -	\$ 315,000	\$ 325,000
Principal Debt Service - Early Redemptions	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ 640,860	\$ 320,430	\$ 640,860	\$ 631,410
Other Fees and Charges				
Discounts for Early Payment	\$ 66,812	\$ -	\$ 66,812	\$ 66,812
Total Expenditures and Other Uses	\$ 1,022,672	\$ 320,430	\$ 1,022,672	\$ 1,023,222
Net Increase/(Decrease) in Fund Balance	\$ -	\$ (295,101)	\$ (1,463)	\$ (2,013)
Fund Balance - Beginning	\$ 797,645	\$ 797,645	\$ 797,645	\$ 796,182
Fund Balance - Ending	\$ 984,675	\$ 502,544	\$ 796,182	\$ 794,170

Restricted Fund Balance:

Reserve Account Requirement	\$ 476,850
Restricted for November 1, 2022 Interest Payment	\$ 315,705
Total - Restricted Fund Balance:	\$ 792,555

Product Type	Number of Units	FY 2021 Rate	FY 2022 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	\$ 16,410,000	
5/1/2022	\$ 325,000	3.00%	\$ 315,705.00			
11/1/2022			\$ 310,830.00	\$ 951,535	\$ 16,075,000	
5/1/2023	\$ 335,000	3.00%	\$ 310,830.00			
11/1/2023			\$ 305,805.00	\$ 951,635	\$ 15,730,000	
5/1/2024	\$ 345,000	3.00%	\$ 305,805.00			
11/1/2024			\$ 300,630.00	\$ 951,435	\$ 15,375,000	
5/1/2025	\$ 355,000	3.00%	\$ 300,630.00			
11/1/2025			\$ 295,305.00	\$ 950,935	\$ 15,010,000	
5/1/2026	\$ 365,000	3.40%	\$ 295,305.00			
11/1/2026			\$ 289,100.00	\$ 949,405	\$ 14,630,000	
5/1/2027	\$ 380,000	3.40%	\$ 289,100.00			
11/1/2027			\$ 282,640.00	\$ 951,740	\$ 14,235,000	
5/1/2028	\$ 395,000	3.40%	\$ 282,640.00			
11/1/2028			\$ 275,925.00	\$ 953,565	\$ 13,830,000	
5/1/2029	\$ 405,000	3.40%	\$ 275,925.00			
11/1/2029			\$ 269,040.00	\$ 949,965	\$ 13,410,000	
5/1/2030	\$ 420,000	3.40%	\$ 269,040.00			
11/1/2030			\$ 261,900.00	\$ 950,940	\$ 12,975,000	
5/1/2031	\$ 435,000	4.00%	\$ 261,900.00			
11/1/2031			\$ 253,200.00	\$ 950,100	\$ 12,520,000	
5/1/2032	\$ 455,000	4.00%	\$ 253,200.00			
11/1/2032			\$ 244,100.00	\$ 952,300	\$ 12,045,000	
5/1/2033	\$ 475,000	4.00%	\$ 244,100.00			
11/1/2033			\$ 234,600.00	\$ 953,700	\$ 11,555,000	
5/1/2034	\$ 490,000	4.00%	\$ 234,600.00			
11/1/2034			\$ 224,800.00	\$ 949,400	\$ 11,045,000	
5/1/2035	\$ 510,000	4.00%	\$ 224,800.00			
11/1/2035			\$ 214,600.00	\$ 949,400	\$ 10,510,000	
5/1/2036	\$ 535,000	4.00%	\$ 214,600.00			
11/1/2036			\$ 203,900.00	\$ 953,500	\$ 9,955,000	
5/1/2037	\$ 555,000	4.00%	\$ 203,900.00			
11/1/2037			\$ 192,800.00	\$ 951,700	\$ 9,380,000	
5/1/2038	\$ 575,000	4.00%	\$ 192,800.00			
11/1/2038			\$ 181,300.00	\$ 949,100	\$ 8,780,000	
5/1/2039	\$ 600,000	4.00%	\$ 181,300.00			
11/1/2039			\$ 169,300.00	\$ 950,600	\$ 8,155,000	
5/1/2040	\$ 625,000	4.00%	\$ 169,300.00			
11/1/2040			\$ 156,800.00	\$ 951,100	\$ 7,505,000	
5/1/2041	\$ 650,000	4.00%	\$ 156,800.00			
11/1/2041			\$ 143,800.00	\$ 950,600	\$ 6,830,000	
5/1/2042	\$ 675,000	4.00%	\$ 143,800.00			
11/1/2042			\$ 130,300.00	\$ 949,100	\$ 6,125,000	
5/1/2043	\$ 705,000	4.00%	\$ 130,300.00			
11/1/2043			\$ 116,200.00	\$ 951,500	\$ 5,390,000	
5/1/2044	\$ 735,000	4.00%	\$ 116,200.00			
11/1/2044			\$ 101,500.00	\$ 952,700	\$ 4,925,000	
5/1/2045	\$ 465,000	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	\$ 652,700	\$ 4,130,000
5/1/2046		\$ 795,000	4.00%	\$ 86,200.00		
11/1/2046				\$ 70,300.00	\$ 951,500	\$ 3,305,000
5/1/2047		\$ 825,000	4.00%	\$ 70,300.00		
11/1/2047				\$ 53,800.00	\$ 949,100	\$ 2,445,000
5/1/2048		\$ 860,000	4.00%	\$ 53,800.00		
11/1/2048				\$ 36,600.00	\$ 950,400	\$ 1,550,000
5/1/2049		\$ 895,000	4.00%	\$ 36,600.00		
11/1/2049				\$ 18,700.00	\$ 950,300	\$ 615,000
5/1/2050		\$ 935,000	4.00%	\$ 18,700.00		

RESOLUTION 2021-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the LT Ranch Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Sarasota County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2022 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2022; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A” and “B” the Budget and Assessment Roll respectively; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

RESOLUTION 2021-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, it is in the best interests of the District to adopt the General Fund Assessment Roll of the LT Ranch Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference: and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the LT Ranch Community Development District (the "Assessment Roll") attached to this Resolution as contained in Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on those properties noted in Exhibit "B" to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" and "B" the Budget and Assessment Roll respectively confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit "B" and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B" the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments and operation and maintenance special assessments on lands noted as on-roll of Exhibit "B" shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. The previously levied debt service assessments and operations and maintenance assessments lands noted as off-roll will be collected directly by the District in accordance with Florida law.

Assessments directly collected by the District due may be paid in several partial, deferred payments as may be determined by the District Manager.

RESOLUTION 2021-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Sarasota County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Sarasota County Property Appraiser.

In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial assessments, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit “B,” is hereby certified. That portion of the District’s Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the LT Ranch Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. Conflict. 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.

RESOLUTION 2021-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the LT Ranch Community Development District.

PASSED AND ADOPTED this 9th day of June 2021.

ATTEST:

**LT RANCH COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, District Manager

John Wollard, Chairman

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



BUDGET

FISCAL YEAR 2022

PREPARED BY:

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

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

TABLE OF CONTENTS

Section	Description of Section	Page
1.0	Purpose	2
2.0	Background	2
3.0	Requirement for a valid Assessment Methodology	2-3
4.0	Assessment Allocation Structure	3
5.0	Assignment of Benefit	3-4
6.0	Assessment Roll	4-15

SPECIAL ASSESSMENT METHODOLOGY

1.0 PURPOSE

This report is intended to introduce to the LT Ranch Community Development District an operations methodology to fund the annual operations and maintenance requirements for the District. The methodology will outline the properties within the District that are subject to the Assessment and the benefit conferred on each property by the services and projects provided by the District's operational and maintenance activities. This report covers the District Fiscal Year 2022, which begins on October 1, 2021 and ends on September 30, 2022.

The Methodology will have two (2) primary objectives: (1) to determine the special and peculiar benefits that flow to the assessable properties in the District; and (2) apportioning the proportionate benefits on a basis that is fair and reasonable. The Methodology herein is intended to set forth a framework to apportion the costs associated with the operations and maintenance expenditures benefiting properties on a fair and equitable apportionment. The report is designed to conform to the requirements of Chapter's 189, 190 and 197, Florida Statutes and is consistent with the District's understanding of the case law on this subject.

2.0 BACKGROUND

A Community Development District ("CDD,") is an independent unit of special purpose local government created and chartered by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. It may be established on the proposed property by ordinance and this SERC is related only to the petition to establish. CDD's provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose, government unit, i.e., the County in which the CDD lies. A CDD does not have the permitting, zoning or police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as LT Ranch. The scope of this SERC is limited to evaluating the consequences of approving the proposal to establish the District.

The District serves land that comprises 937.304 acres in size and in the master planned residential development, currently planned to be made up of an estimated 1516 residential dwelling units.

3.0 REQUIREMENTS FOR A VALID ASSESSMENT METHODOLOGY

Valid assessments under Florida Law have two (2) requirements. First, the properties assessed must receive a special and peculiar benefit as a logical connection from the systems and services constituting improvements. The courts recognize the special benefits that flow as a logical connection peculiar to the property which in turn may result in decreased insurance premiums, increased value and marketability. Second, the assessments must be fairly and reasonably apportioned in relation to the benefit received by the various properties being assessed.

If these two tests for lienability are determined in a manner that is informed and non-arbitrary by the Board of Supervisors of the District, as a legislative determination, then the special assessments may be levied, imposed and collected as a first lien on the property. Florida courts have found that it is not necessary to calculate benefit with mathematical precision at the time of imposition and levy so long as the levying and imposition process is not arbitrary, capricious or unfair.

4.0 ASSESSMENT ALLOCATION STRUCTURE

Special and peculiar benefits flow as a logical connection to the property from the operation and maintenance related services provided as a logical consequence to the property within the boundary of the District. These special benefits are peculiar to the acreage and later down to the actual platted units or parcels. The special benefits that justify imposing the assessment on the acreage include enhanced enjoyment and increased use, which may result in such positive consequences as increased value and marketability and decreased insurance premiums when levied on the various platted units or parcels of property.

5.0 ASSIGNMENT OF ASSESSMENTS

The apportionment of benefit in such a methodology report is based on accepted practices for the fair and equitable apportionment of special benefits in accordance with applicable laws and the procedure for the imposition, levy and collection of non ad valorem special assessments as set forth in the District Act and in conformity with State Laws applicable to such assessments.

The standard assessment analysis utilizes an allocation based upon the benefit that a property receives from each separate component of the District's O&M activities. The Fiscal Year 2022 General Fund Budget is financial, administrative and operational in nature so the assessments should be based equally and ratably on an equivalent number of residential units assigned to the property. It is hereby determined that the allocation of the assessments will be to the

various product types planned for the development based the same allocation that is used in the District's Master Assessment Methodology and dated April 22, 2019.

6.0 ASSESSMENT ROLL

As described above, the allocation associated with the District's General Fund Activities are distributed across all assessable units within the boundaries of the District. Table 1 provides the assessment roll based on updated parcel account information provided by the Sarasota County Property Appraiser's office in May 2021 assigning the appropriate parcel identification numbers for the lands currently platted within the boundaries of the District. All of the developable single family lots are platted and the appropriate parcel identification **numbers assigned by the Property Appraiser are known, the following table will only be** updated to reflect any changes in ownership within the boundaries of the Development.

LT Ranch Community Development District
Assessment Roll - Fiscal Year 2022
Table 1

Parcel ID	Type	Units	Owner	Legal Description	O&M
0291091071	52	1	PREMUTO JESSICA BETH	LOT 1071, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0291091110	42	1	HANEY LAUREN KRISTINE	LOT 1110, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0291091124	42	1	STINELLI ANTHONY	LOT 1124, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0291161056	76	1	SPARKS MICKEY H	LOT 1056, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 577.23
0291161058	52	1	PERKINS JOHN JOSEPH	LOT 1058, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0294131156	62	1	FORKAN DEBRA RUTH	LOT 1156, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0294131214	52	1	HILL ERIC DUWAYNE	LOT 1214, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0291161092	42	1	CULLEN ERIC PAUL	LOT 1092, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293152197	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2197, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0291011006	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1006, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0291091051	76	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1051, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 577.23
0293022087	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2087, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0291081043	76	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1043, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 577.23
0292161175	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1175, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0293022105	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2105, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293152245	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2245, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0293022078	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2078, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293152203	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2203, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293152211	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2211, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293022146	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2146, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0291081037	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1037, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0291161053	76	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1053, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 577.23
0293072151	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2151, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293152188	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2188, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293022091	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2091, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0291081039	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1039, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293152244	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2244, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0291081042	76	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1042, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 577.23
0293022080	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2080, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0291081028	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1028, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0291011003	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1003, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0291091078	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1078, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0291161060	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1060, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0293072174	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2174, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293152209	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2209, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293022126	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2126, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293152181	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2181, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80

LT Ranch Community Development District
Assessment Roll - Fiscal Year 2022
Table 1

Parcel ID	Type	Units	Owner	Legal Description	O&M
0291091113	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1113, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0294121151	90	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1151, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 629.71
0293152220	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2220, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293152242	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2242, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0291081026	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1026, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293152214	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2214, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0294131157	62	1	WANN ALEXANDER SCOTT	LOT 1157, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0293152187	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2187, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0291161095	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1095, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293152185	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2185, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0291011008	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1008, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0294121152	90	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1152, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 629.71
0291161107	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1107, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0294131204	52	1	FLOREZ CARLOS AUGUSTO	LOT 1204, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0294131210	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1210, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0293022070	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2070, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293022121	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2121, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0291091080	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1080, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0293152233	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2233, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0291011011	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1011, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0291161067	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1067, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0294131135	90	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1135, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 629.71
0294131145	76	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1145, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 577.23
0292161176	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1176, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0293152223	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2223, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293072166	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2166, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0294131143	76	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1143, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 577.23
0293022140	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2140, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293072147	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2147, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293072168	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2168, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0291011016	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1016, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293022098	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2098, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293022136	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2136, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293022089	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2089, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0294131182	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1182, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0293022102	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2102, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293022114	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2114, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80

LT Ranch Community Development District
Assessment Roll - Fiscal Year 2022
Table 1

Parcel ID	Type	Units	Owner	Legal Description	O&M
0293152192	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2192, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293022092	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2092, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293152237	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2237, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0293152227	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2227, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0294131194	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1194, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0291161089	52	1	BERRY ROBERT W	LOT 1089, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0293152226	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2226, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0294121129	90	1	LUTZ JONATHAN	LOT 1129, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 629.71
0293042000	0	0	LT PARTNERS LLLP	THAT PORTION OF TRACT 501, FUTURE DEVELOPMENT, & PORTION OF TRACT 101, LORRAINE RD,	\$ -
0293152191	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2191, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0294131201	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1201, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0293152232	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2232, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0291081040	76	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1040, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 577.23
0291091073	52	1	JIMENEZ ARELY	LOT 1073, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0291161064	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1064, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0292161164	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1164, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0293022117	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2117, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0291091120	42	1	TOMASESKI STEPHEN RAY	LOT 1120, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0291081032	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1032, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0294131207	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1207, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0293022143	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2143, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0292161159	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1159, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0293022107	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2107, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293152195	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2195, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0291081030	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1030, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293072169	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2169, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293022097	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2097, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0291091052	76	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1052, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 577.23
0293022073	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2073, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293022081	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2081, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0291161086	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1086, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0294131139	90	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1139, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 629.71
0291011004	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1004, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293152218	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2218, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293022129	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2129, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293152225	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2225, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0294131200	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1200, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28

LT Ranch Community Development District
Assessment Roll - Fiscal Year 2022
Table 1

Parcel ID	Type	Units	Owner	Legal Description	O&M
0292011000	0	0	TAYLOR MORRISON OF FLORIDA INC	TRACT 502, FUTURE DEVELOPMENT, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ -
0293152190	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2190, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293152243	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2243, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0291091108	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1108, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293022130	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2130, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0291081025	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1025, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0291091118	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1118, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0292161165	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1165, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0291091049	76	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1049, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 577.23
0294131190	52	1	CROOKS SUZANNE	LOT 1190, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0293152194	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2194, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293152229	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2229, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293152182	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2182, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293152196	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2196, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0291161106	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1106, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0294131203	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1203, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0294131211	52	1	KLANOT PAULA J	LOT 1211, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0293022075	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2075, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0291161068	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1068, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0291091111	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1111, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0292161179	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1179, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0293152222	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2222, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0294131134	90	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1134, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 629.71
0293072163	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2163, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0291081023	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1023, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293022124	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2124, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293022131	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2131, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293022123	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2123, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0291081020	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1020, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0292161160	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1160, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0294121128	90	1	STEPHEN T ALFORD REVOCABLE TRUST	LOT 1128, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 629.71
0291011001	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1001, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293152208	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2208, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293022101	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2101, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293152199	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2199, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0291091048	76	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1048, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 577.23
0293022082	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2082, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28

LT Ranch Community Development District
Assessment Roll - Fiscal Year 2022
Table 1

Parcel ID	Type	Units	Owner	Legal Description	O&M
0293152238	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2238, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0293072171	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2171, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0294131185	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1185, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0293152235	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2235, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0291011013	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1013, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0291161105	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1105, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293072160	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2160, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0291081041	76	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1041, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 577.23
0291161065	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1065, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0294131137	90	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1137, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 629.71
0294131206	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1206, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0294131192	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1192, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0291081033	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1033, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293152217	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2217, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293022104	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2104, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293022142	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2142, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293072153	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2153, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0291161084	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1084, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0294121131	90	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1131, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 629.71
0293152239	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2239, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0294131158	62	1	MILLSLADLE JOSEPH JOHN	LOT 1158, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0291081035	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1035, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293022090	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2090, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293022110	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2110, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0291011007	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1007, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0292161168	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1168, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0291161097	42	1	WATSON DAREN ANDREW	LOT 1097, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293022084	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2084, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0291161100	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1100, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293022120	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2120, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293022112	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2112, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0294131184	62	1	YOUNG MEGAN PARKS	LOT 1184, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0292012000	0	0	TAYLOR MORRISON OF FLORIDA INC	TRACT 503, FUTURE DEVELOPMENT, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ -
0291091076	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1076, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0291161083	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1083, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0293072172	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2172, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0293152234	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2234, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75

LT Ranch Community Development District
Assessment Roll - Fiscal Year 2022
Table 1

Parcel ID	Type	Units	Owner	Legal Description	O&M
0293072161	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2161, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0294131140	90	1	STUART MICHAEL S	LOT 1140, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 629.71
0291161062	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1062, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0292161162	62	1	HERNANDEZ KRISTEN C	LOT 1162, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0293072148	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2148, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293152204	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2204, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0294131209	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1209, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0291161091	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1091, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293022145	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2145, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293072159	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2159, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0294131213	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1213, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0293022069	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2069, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0291081038	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1038, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293072156	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2156, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0294131193	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1193, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0294131195	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1195, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0293022095	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2095, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0294131212	52	1	SCHAEFFER RYAN JOSEPH	LOT 1212, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0293022072	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2072, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293072164	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2164, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0291161103	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1103, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0294131181	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1181, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0293152231	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2231, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0291161088	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1088, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0291091077	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1077, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0294131141	90	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1141, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 629.71
0293072162	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2162, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0291081018	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1018, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0291161063	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1063, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0291091072	52	1	LINDSKOG MARGARET	LOT 1072, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0292161163	76	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1163, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 577.23
0293022118	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2118, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0294131142	76	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1142, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 577.23
0291091121	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1121, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0291161090	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1090, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0294131180	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1180, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0294131208	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1208, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28

LT Ranch Community Development District
Assessment Roll - Fiscal Year 2022
Table 1

Parcel ID	Type	Units	Owner	Legal Description	O&M
0293022106	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2106, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0291091116	42	1	NEWBERRY STEPHEN W II	LOT 1116, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293022132	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2132, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293022096	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2096, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293072149	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2149, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0294131198	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1198, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0291091047	76	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1047, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 577.23
0291161087	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1087, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0291161104	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1104, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0294131205	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1205, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0293022077	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2077, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293072170	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2170, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0294131186	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1186, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0292161177	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1177, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0291161085	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1085, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0294131136	90	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1136, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 629.71
0291011010	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1010, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293152236	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2236, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0291091081	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1081, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0293152224	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2224, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0291161066	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1066, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0293022122	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2122, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293072165	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2165, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0291011015	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1015, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0291081022	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1022, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293022115	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2115, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0291091119	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1119, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293022133	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2133, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293022137	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2137, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293072167	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2167, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0293022109	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2109, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293152193	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2193, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0291091122	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1122, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293152228	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2228, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0291011009	42	1	STOLL EDWARD CLARENCE III	LOT 1009, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0294131191	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1191, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0294131187	52	1	KHAWAJA BASSAM	LOT 1187, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28

LT Ranch Community Development District
Assessment Roll - Fiscal Year 2022
Table 1

Parcel ID	Type	Units	Owner	Legal Description	O&M
0291161094	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1094, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293022083	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2083, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0291091079	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1079, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0291161061	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1061, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0293022074	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2074, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0291161096	42	1	RILEY AMANDA JEAN	LOT 1096, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293152201	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2201, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0292161173	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1173, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0291091114	42	1	MOLINA TIPHAINE	LOT 1114, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0292161169	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1169, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0293152241	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2241, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0293022127	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2127, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0294121147	90	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1147, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 629.71
0294121127	90	1	JOHN CANNON HOMES INC	LOT 1127, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 629.71
0291081027	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1027, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293152215	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2215, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293152207	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2207, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0294121149	90	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1149, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 629.71
0293072158	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2158, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0291011002	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1002, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293072155	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2155, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293022100	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2100, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0291161055	62	1	LAIHO JOHN WILLIAM JR	LOT 1055, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0291161099	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1099, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293022086	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2086, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0291011005	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1005, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0292161166	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1166, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0291081046	76	1	JOSEPH JEREMIAH B	LOT 1046, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 577.23
0291091074	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1074, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0293022128	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2128, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0292161174	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1174, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0291081044	76	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1044, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 577.23
0293152240	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2240, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0292161171	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1171, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0291161057	62	1	TUNKS KEVIN MATTHEW	LOT 1057, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0291091117	42	1	SALISBURY CINDY MICHELLE	LOT 1117, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293152202	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2202, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28

LT Ranch Community Development District
Assessment Roll - Fiscal Year 2022
Table 1

Parcel ID	Type	Units	Owner	Legal Description	O&M
0291081024	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1024, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293022079	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2079, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293152212	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2212, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0294121132	90	1	HEILANDT MATTHEW C	LOT 1132, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 629.71
0294131155	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1155, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0293152179	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2179, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0291161070	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1070, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0293152189	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2189, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293022111	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2111, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293072150	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2150, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0292161167	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1167, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0294131189	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1189, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0293072173	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2173, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293072175	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2175, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 524.75
0291081029	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1029, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0291161098	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1098, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0294131183	62	1	GARAZO NICOLAS GERARDO	LOT 1183, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0293022085	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2085, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0291011017	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1017, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0291091075	52	1	BRADEN MICHAEL DENNIS JR	LOT 1075, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0292161170	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1170, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0293022108	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2108, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0294131154	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1154, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0291091123	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1123, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293152205	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2205, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0294121133	90	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1133, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 629.71
0293022144	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2144, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293152186	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2186, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293022094	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2094, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0294131196	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1196, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0291081031	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1031, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293152178	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2178, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293072176	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2176, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0291161102	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1102, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0294131188	52	1	CLASSI PHILIP	LOT 1188, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0293152200	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2200, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0291011012	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1012, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04

LT Ranch Community Development District
Assessment Roll - Fiscal Year 2022
Table 1

Parcel ID	Type	Units	Owner	Legal Description	O&M
0293022088	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2088, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293072157	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2157, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293152206	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2206, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0291081034	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1034, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293022141	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2141, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0294121126	90	1	NELSON HOMES INC	LOT 1126, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 629.71
0293152216	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2216, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293022103	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2103, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0294121148	90	1	COZZOLINO ANTHONY J	LOT 1148, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 629.71
0294121146	90	1	MCCAA KENNON	LOT 1146, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 629.71
0293022113	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2113, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0291161101	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1101, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0294121130	90	1	ZEIGLER LEIGHTON M	LOT 1130, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 629.71
0291081036	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1036, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293022135	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2135, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293072154	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2154, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0294131199	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1199, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0291161059	52	1	GUERRIERO ADAM	LOT 1059, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0293152177	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2177, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0291161054	62	1	CONFIDENTIAL §119.071FS	CONFIDENTIAL §119.071FS CONFIDENTIAL §119.071FS	\$ 524.75
0293022093	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2093, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293072152	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2152, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0294131197	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1197, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0291081045	76	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1045, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 577.23
0294131202	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1202, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0292161178	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1178, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0293022076	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2076, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0292161161	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1161, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0291161069	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1069, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0293152180	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2180, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293152221	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2221, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0294121150	90	1	BILDY LESLIE M	LOT 1150, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 629.71
0293022125	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2125, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293152184	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2184, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0291011014	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1014, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0291081021	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1021, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0291091112	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1112, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04

LT Ranch Community Development District
Assessment Roll - Fiscal Year 2022
Table 1

Parcel ID	Type	Units	Owner	Legal Description	O&M
0291091082	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1082, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 472.28
0293022116	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2116, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293022138	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2138, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293152213	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2213, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293022134	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2134, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0294121125	90	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1125, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 629.71
0293041000	77 - 42, 112 - 52, 91 - 62,	409	TAYLOR MORRISON OF FLORIDA INC	THAT PORTION OF TRACT 501, FUTURE DEVELOPMENT, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224,	\$ 188,727.91
0293152219	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2219, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293152198	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2198, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0294131138	90	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1138, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 629.71
0291161093	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1093, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0291091109	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1109, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293022071	52	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2071, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 472.28
0293152210	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2210, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0294131144	76	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1144, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 577.23
0292161172	62	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1172, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0291081019	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1019, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293152230	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2230, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0291091115	42	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1115, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 446.04
0293022119	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2119, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0294131153	62	1	HENRY LAURA ANN	LOT 1153, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 524.75
0293022139	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2139, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0293022099	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2099, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
0291091050	76	1	TAYLOR MORRISON OF FLORIDA INC	LOT 1050, LT RANCH NEIGHBORHOOD ONE, PB 53 PG 175-224	\$ 577.23
0293152183	37.5	1	TAYLOR MORRISON OF FLORIDA INC	LOT 2183, SKYE RANCH NEIGHBORHOOD FOUR NORTH, PB 54 PG 218-246	\$ 419.80
					\$ 375,671.65

RESOLUTION 2021-8

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the LT Ranch Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, in accordance with the provisions of Chapter 189.415, Florida Statutes, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements;

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

SECTION 1. DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS

- a) **Date:** The second Wednesday of each month for Fiscal Year 2022, which covers the period October 1, 2021 through September 30, 2022.

October 13, 2021	November 10, 2021
December 8, 2021	January 14, 2022
February 9, 2022	March 9, 2022
April 13, 2022	May 11, 2022
June 8, 2022	July 13, 2022
August 10, 2022	September 14, 2022

- b) **Time:** 11:00 A.M. (Eastern Standard Time)
- c) **Location:** Taylor Morrison
551 Cattlemen Road - Suite 200
Sarasota, Florida 34232

SECTION 2. Sunshine Law and Meeting Cancellations and Continuations. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 2. Conflict. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

SECTION 2. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

RESOLUTION 2021-8

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the LT Ranch Community Development District.

PASSED AND ADOPTED this 9th day of June 2021.

ATTEST:

**LT RANCH COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

John Wollard, Chairperson



Memorandum

Date: June 1, 2021
To: James P. Ward- District Manager
Through: Bruce Bernard – Field Manager
From: Richard Freeman – Inspector
Subject: L.T. (Skye) Ranch CDD

CGA Project # 20-4050

Lake Maintenance

Lake water levels (in all the lakes and wetlands) are currently substantially lower than the lake control water elevation due to the seasonally dry conditions. This is normal and the lakes and wetlands should start to be replenished as we enter the rainy season. Eco Logic (vendor) is continuing to target both lake algae blooms, as it occurs, and shoreline weeds removal around all the lakes. In addition, Eco Logic will monitor any newly planted littoral material to ensure it is receiving adequate watering for establishment.

Landscaping

Centeno Sod, Inc. (vendor) added three (3) cubic yards of topsoil and installed two (2) pallets of empire zoysia sod on May 21, 2021, at the front entrance at Lorraine Boulevard and Clark Road due to the area seeming unsightly and sod being distressed.

A proposal was approved by the CDD on May 5th, 2021, for Sunny Grove Landscaping & Nursery (vendor) to replace the annuals at

Civil Engineering/Roadway
& Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering
& Inspection (CEI)
Construction Services
Contract Government
Services
Data Technologies &
Development
Electrical Engineering
Emergency Management
Engineering
Environmental Services
Facilities Management
Geographic Information
Systems (GIS)
Indoor Air Quality
Land Development
Landscape Architecture
Municipal Engineering
Planning
Redevelopment
Surveying & Mapping
Traffic Engineering
Transportation Planning
Urban Design
Water/Wastewater
Treatment Facilities
Website Development/
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GSA Contract Holder

1800 Eller Drive
Suite 600
Fort Lauderdale, FL
33316
954.921.7781 phone
954.921.8807 fax



Civil Engineering/Roadway
& Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering
& Inspection (CEI)
Construction Services
Contract Government
Services
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Development
Electrical Engineering
Emergency Management
Engineering
Environmental Services
Facilities Management
Geographic Information
Systems (GIS)
Indoor Air Quality
Land Development
Landscape Architecture
Municipal Engineering
Planning
Redevelopment
Surveying & Mapping
Traffic Engineering
Transportation Planning
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Water/Wastewater
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both entrances maintained by the CDD. As of this report, Sunny Grove has replaced the annuals at the Cassia entrance and has scheduled the remaining annuals to be replaced in the first week in June.

Sunny Grove continues to maintain the planting beds (weed control), and the walking trail ever Friday. They have also increased the trimming to keep up with the current / continued growth.

Upon inspection, CDD inspectors noticed browning of grass areas starting to accrue in the Floratam sod located along Lorraine Blvd. The CDD had requested Sunny Grove to investigate this issue. Sunny Grove reported that some areas we not receiving enough irrigation due to inadequate coverage from the irrigation system. Sunny Grove then replaced several irrigation heads with new ones to allow for proper coverage, and the browning has started to decrease.

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2021

FISCAL YEAR 2021

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

Table of Contents

	<i>Page</i>
<i>Balance Sheet—All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-5</i>
<i>Debt Service Fund</i>	<i>6</i>
<i>Capital Projects Fund</i>	<i>7</i>

JPWard & Associates LLC

2301 Northeast 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

**LT Ranch Community Development District
Balance Sheet
for the Period Ending May 31, 2021**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2019	Series 2019	Account Groups General Long Term Debt	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 250,562	\$ -	\$ -	\$ -	\$ 250,562
Debt Service Fund					
Interest Account		0			\$ 0
Sinking Account		-			\$ -
Reserve Account		476,850			\$ 476,850
Revenue Account		348,401			\$ 348,401
Capitalized Interest		-			\$ -
Prepayment Account					\$ -
Construction Account			374		\$ 374
Cost of Issuance Account					\$ -
Due from Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	825,251	825,251
Amount to be Provided by Debt Service Funds	-	-	-	15,594,749	15,594,749
Total Assets	\$ 250,562	\$ 825,251	\$ 374	\$ 16,420,000	\$ 17,496,187

**LT Ranch Community Development District
Balance Sheet
for the Period Ending May 31, 2021**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2019	Series 2019	Account Groups General Long Term Debt	
Liabilities					
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer			\$ 307,756		\$ 307,756
Due to Other Funds	-				-
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
Bonds Payable					
Current Portion				\$0	\$ -
Long Term					
Series 2019				\$16,420,000	16,420,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 307,756</u>	<u>\$ 16,420,000</u>	<u>\$ 16,727,756</u>
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	-	-
Fund Balance					
Restricted					
Beginning: October 1, 2020 (Audited)	-	797,645	703,572	-	1,501,217
Results from Current Operations	-	27,606	(1,010,954)	-	(983,348)
Unassigned					
Beginning: October 1, 2020 (Audited)	23,314	-	-	-	23,314
Results from Current Operations	227,249	-	-	-	227,249
Total Fund Equity and Other Credits	<u>\$ 250,562</u>	<u>\$ 825,251</u>	<u>\$ (307,382)</u>	<u>\$ -</u>	<u>\$ 768,431</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 250,562</u>	<u>\$ 825,251</u>	<u>\$ 374</u>	<u>\$ 16,420,000</u>	<u>\$ 17,496,187</u>

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	-	2,320	5,703	3,581	437,256	1,316	559	-	450,735	437,215	103%
Special Assessments - Off-Roll	-	30,000	-	-	-	-	-	-	30,000	-	N/A
Developer Contribution											
	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In											
	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ 32,320	\$ 5,703	\$ 3,581	\$ 437,256	\$ 1,316	\$ 559	\$ -	\$ 480,735	\$ 437,215	N/A
Expenditures and Other Uses											
Executive											
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	26,667	40,000	67%
Financial and Administrative											
Audit Services	-	-	-	-	-	2,000	2,000	-	4,000	4,500	89%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	10,667	16,000	67%
Assessment Roll Services	833	1,833	1,333	1,333	1,333	1,333	1,333	1,333	10,667	8,000	133%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	500	0%
Other Contractual Services											
Legal Advertising	-	-	1,020	-	-	-	-	-	1,020	2,000	51%
Trustee Services	-	-	-	-	5,214	-	-	-	5,214	6,695	78%
Dissemination Agent Services	-	-	-	-	-	-	1,000	-	1,000	5,000	20%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	24	23	25	22	21	10	-	-	124	250	50%
Communications & Freight Services											
Postage, Freight & Messenger	-	-	40	40	-	-	77	75	232	750	31%
Computer Services - Website Development											
	50	-	-	50	-	-	-	-	100	2,000	5%
Insurance											
	5,251	-	-	-	-	-	-	-	5,251	6,000	88%
Printing & Binding											
	-	-	158	184	-	-	162	227	731	1,500	49%
Subscription & Memberships											
	175	-	-	-	-	-	-	-	175	175	100%

Prepared by:

JPWARD and Associates, LLC

Unaudited

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Legal Services											
Legal - General Counsel	-	-	929	193	151	-	207	-	1,479	15,000	10%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services											
Engineering/ Asset Mgmt Services	-	-	-	2,917	-	10,165	2,917	2,917	18,915	35,000	54%
NPDES	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management Services											
Wetland Lake Maintenance											
Wetland Preservation Maintenance	-	-	-	-	-	1,125	1,125	6,405	8,655.00	39,000	22%
Lake Maintenance	-	-	-	-	-	7,980	-	1,125	9,105.00	20,000	46%
Path Mowing/Path Shell	-	-	-	-	-	-	-	-	-	14,000	0%
Preserve Maintenance	-	-	-	-	-	9,450	-	925	10,375.00	-	N/A
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	N/A
Parks and Recreation											
Amenities Maintenance											
Snack Shack/Maintenance Building	-	-	-	-	-	-	-	-	-	1,000	0%
Playground/Dog Park/Shelter Maint.	-	-	-	-	-	-	-	-	-	1,000	0%
Outdoor Sport Courts Maintenance	-	-	-	-	-	-	-	-	-	1,000	0%
Electric (Irrigation, Snack/Maint Bldg)	-	-	-	-	-	-	-	-	-	3,000	0%
Water/Sewer Park	-	-	-	-	-	-	-	-	-	2,000	0%
Landscaping Services											
Professional Services											
Grounds Contract	-	-	-	-	-	98,460	5,258	34,705	138,422.50	161,352	86%
Grounds - Sod/Seed/Plant/Shrub	-	-	-	-	-	-	688	-	687.50	5,000	0%
Grounds - Mulch	-	-	-	-	-	-	-	-	-	5,000	0%
Replanting Materials/Supplies	-	-	-	-	-	-	-	-	-	2,500	0%
Grounds - Community Park Mow	-	-	-	-	-	-	-	-	-	24,000	0%
Irrigation Maintenance & Repair	-	-	-	-	-	-	-	-	-	1,000	0%
Contingencies (5% of Field Operations)	-	-	-	-	-	-	-	-	-	13,993	0%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Reserves											
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges											
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	11,000	6,523	8,172	9,405	11,386	18,175	19,432	52,378	253,487	437,215	58%
Total Expenditures and Other Uses:	\$ 11,000	\$ 6,523	\$ 8,172	\$ 9,405	\$ 11,386	\$ 18,175	\$ 19,432	\$ 52,378	\$ 253,487	\$ 437,215	58%
Net Increase/ (Decrease) in Fund Balance	(11,000)	25,797	(2,469)	(5,824)	425,870	(16,859)	(18,873)	(52,378)	227,249	-	
Fund Balance - Beginning	23,314	12,314	38,110	35,641	29,817	455,687	438,828	419,955	23,314	-	
Fund Balance - Ending	\$ 12,314	\$ 38,110	\$ 35,641	\$ 29,817	\$ 455,687	\$ 438,828	\$ 419,955	\$ 367,577	\$ 250,562	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income											
Interest Account	-	0	0	-	-	-	-	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	-	N/A
Reserve Account	2	2	2	2	2	2	2	2	16	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	\$ -	0 \$	0 \$	0	2	4	6	-	N/A
Capitalized Interest Account	1	1	-	-	-	-	-	-	3	-	N/A
Special Assessments - Prepayments											
Special Assessments - On Roll	-	5,064	12,448	\$ 7,817	\$ 954,392	\$ 2,872	1,221	-	983,813	954,397	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds											
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3	\$ 5,067	\$ 12,450	\$ 7,819	\$ 954,394	\$ 2,874	\$ 1,224	\$ 6	\$ 983,838	\$ 954,397	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2019	-	-	-	-	-	-	-	315,000	315,000	315,000	N/A
Principal Debt Service - Early Redemptions											
Series 2019	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2019	-	320,430	-	-	-	-	-	320,430	640,860	640,860	N/A
Operating Transfers Out (To Other Funds)											
Total Expenditures and Other Uses:	\$ -	\$ 320,802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 635,430	\$ 956,232	\$ 955,860	N/A
Net Increase/ (Decrease) in Fund Balance	3	(315,735)	12,450	7,819	954,394	2,874	1,224	(635,424)	27,606	(1,463)	
Fund Balance - Beginning	797,645	797,649	797,645	810,096	817,914	1,772,309	1,775,182	1,776,406	797,645	-	
Fund Balance - Ending	\$ 797,649	\$ 481,914	\$ 810,096	\$ 817,914	\$ 1,772,309	\$ 1,775,182	\$ 1,776,406	\$ 1,140,982	\$ 825,251	\$ (1,463)	

LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2021

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income											
Construction Account	3	2	-	-	-	-	-	-	5	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds											
Developer Contributions	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	372	-	-	-	-	-	-	372	\$ -	N/A
Total Revenue and Other Sources:	\$ 3	\$ 374	\$ -	\$ 377	\$ -	N/A					
Expenditures and Other Uses											
Executive											
Professional Management	\$ -	\$ -	-	-	-	-	-	-	-	-	N/A
Other Contractual Services											
Trustee Services	\$ -	\$ -	-	-	-	-	-	-	-	-	N/A
Printing & Binding	\$ -	\$ -	-	-	-	-	-	-	-	-	N/A
Capital Outlay											
Water-Sewer Combination	\$ 819,454	\$ -	-	-	-	-	-	-	819,454	-	N/A
Stormwater Management	\$ 191,876	\$ -	-	-	-	-	-	-	191,876	-	N/A
Landscaping	\$ -	\$ -	-	-	-	-	-	-	-	-	N/A
Roadway Improvement	\$ -	\$ -	-	-	-	-	-	-	-	-	N/A
Cost of Issuance											
Legal - Series 2019 Bonds	\$ -	\$ -	-	-	-	-	-	-	-	-	N/A
Underwriter's Discount	\$ -	\$ -	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	\$ -	\$ -	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 1,011,330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,011,330	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ (1,011,327)	\$ 374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,010,954)	\$ -	
Fund Balance - Beginning	\$ 703,572	\$ (307,756)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ -	
Fund Balance - Ending	\$ (307,756)	\$ (307,382)	\$ 703,572	\$ (307,382)	\$ -						