

# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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## MEETING AGENDA

JULY 13, 2022

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

July 6, 2022

Board of Supervisors

LT Ranch Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the LT Ranch Community Development District will be held on **Wednesday, July 13, 2022, at 11:00 A.M.** at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota Florida 34232.

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

<https://districts.webex.com/districts/onstage/g.php?MTID=efce149ef751429f555108ef68b0edb55>

Access Code: **2340 021 7127**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2340 021 7127** to join the meeting.

## *Agenda Item*

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1. Call to Order & Roll Call.
2. Notice of Advertisement of Public Hearing.
3. Consideration of Minutes:
  - I. June 8, 2022 – Regular Meeting Minutes.
4. **PUBLIC HEARINGS**
  - a) **FISCAL YEAR 2023 BUDGET**
    - I. Public Comment and Testimony.
      - a) Property owners' comments.
    - II. Board Comment and Consideration.
    - III. Consideration of **Resolution 2022-11**, a resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2023.
  - b) **FISCAL YEAR 2023 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 2022-12**, a resolution of the Board of Supervisors imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology.
  - IV. Consideration of **Resolution 2022-13**, a resolution of the Board of Supervisors setting an operations and maintenance cap for notice purposes only.
5. Consideration of **Resolution 2022-14**, a resolution of the Board of Supervisors designating dates, time and location for regular meeting of the Board of Supervisor's for Fiscal Year 2023.
6. Staff Reports.
- I. District Attorney.
  - II. District Engineer.
  - III. District Asset Manager.
    - a) Operations Report May 2022.
  - IV. District Manager.
    - a) Financial Statement for period ending April 30, 2022 (unaudited).
    - b) Financial Statement for period ending May 31, 2022 (unaudited).
    - c) Financial Statement for period ending June 30, 2022 (unaudited).
7. Supervisor's Requests and Audience Comments.
8. Adjournment.

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

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The second order of business is Notice of Advertisement of the Public Hearing.

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The third order of business is the consideration of the Minutes from the June 8, 2022, Regular Meeting.

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The fourth order of business deals with two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2023 Budget, Assessments, General Fund Special Assessment Methodology.

The first Public Hearing deals with the adoption of the Fiscal Year 2023 Budget which includes the General Fund operations. At the conclusion of the first Public Hearing, will be the consideration of Resolution 2022-11 which adopts the Fiscal Year 2023 Budget. The second Public Hearing deals with the adoption of the General Fund Assessments. At the conclusion of the second public hearing, will be the consideration of **Resolution 2022-12**, which will adopt the General Fund assessment for Fiscal Year 2023.

The final resolution, **Resolution 2022-13**, is an optional resolution for the Board to establish a cap rate for the general fund operations of the District. This resolution permits the District to establish an

assessment rate which cannot be exceeded, without first sending mailed notice to the affected property owners in the District.

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The fifth order of business is the consideration of **Resolution 2022-14**, a resolution of the Board of Supervisors setting the proposed meeting schedule for Fiscal Year 2023. 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 **1:00 P.M.** at the offices of **Taylor Morrison, 551 Cattleman Road, Suite 200, Sarasota, Florida 34232.**

**The Fiscal Year 2022 schedule is as follows:**

October 11, 2022	November 8, 2022 (LOE)
December 13, 2022	January 10, 2023
February 14, 2023	March 14, 2023
April 11, 2023	May 9, 2023
June 13, 2023	July 11, 2023
August 8, 2023	September 12, 2023

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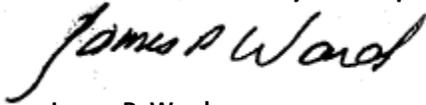
The fifth order of business are staff reports by the District Attorney, District Engineer, and the District Manager. The District Manger shall report on the unaudited Financial Reports for the periods ending April 30, 2022, and May 31, 2022.

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

Sincerely,

**LT Ranch Community Development District**



**James P. Ward**  
District Manager

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## **PROOF OF PUBLICATION**

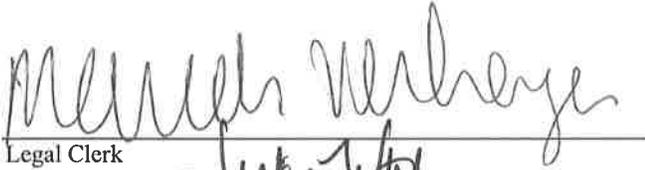
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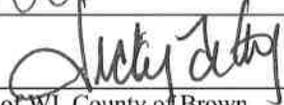
STATE OF FLORIDA, COUNTY OF Sarasota

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and that the fees charged are legal.  
Sworn to and subscribed before on 06/26/2022

  
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**LT RANCH COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION AND LEVY OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS; ADOPTION OF A CAP RATE FOR NOTICE PURPOSES ONLY; ADOPTION OF AN ASSESSMENT ROLL, AND THE USE OF THE UNIFORM COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors for LT Ranch Community Development District will hold two public hearings and a regular meeting on **Wednesday, July 13, 2022, at 11:00 A.M** at offices of **Taylor Morrison 551 Cattlemen Road, Suite 200 Sarasota, Florida 34232**. The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at [www.LTRanchcdd.org](http://www.LTRanchcdd.org).

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2023 Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2023 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of a cap rate for notice purposes only and to consider the adoption of an assessment roll, for the uniform collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board.

A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Ph: (954) 658-4900, during normal business hours or on the District's web site [www.LTRanchcdd.org](http://www.LTRanchcdd.org) at least seven (7) days in advance of the meeting.

The special assessments are annually recurring assessments and are in addition to previously levied capital debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2023 and the cap rate. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by the uniform collection law. Note that the operations and maintenance assessments stated below do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023.

**Proposed Schedule of Assessments  
FY 2023**

<b>Product Type</b>	<b>Assessment Rate</b>	<b>CAP Rate</b>
Single Family 30' - 39'	\$857.54	\$1,029.05
Single Family 40' - 49'	\$911.14	\$1,093.37
Single Family 50' - 59'	\$964.74	\$1,157.68
Single Family 60' - 69'	\$1,071.93	\$1,286.32
Single Family 70' - 79'	\$1,179.12	\$1,414.95
Single Family 90' & up	\$1,286.32	\$1,543.58
Workforce - Family	\$750.35	\$900.42

The tax collector will collect the assessments pursuant to the uniform method. The District may choose to collect the assessments for developer owned land not pursuant to the uniform method.

Failure to pay the assessments collected by the Tax Collector using the uniform method will cause a tax certificate to be issued against the property which may result in a tax deed and loss of title. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

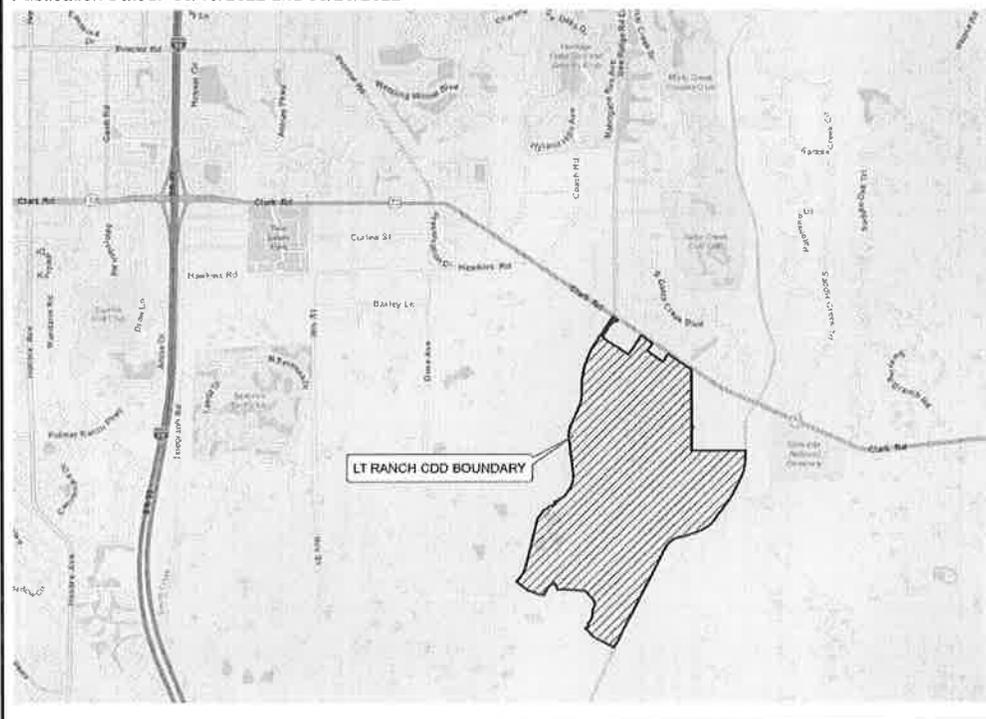
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**LT Ranch Community Development District  
James P. Ward, District Manager**

Publication Dated: 06/19/2022 and 06/26/2022



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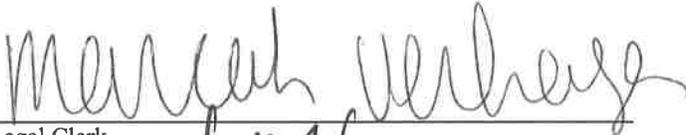
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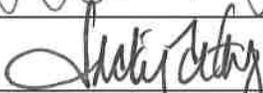
The Herald-Tribune, a newspaper printed and published in the city of Sarasota, and of general circulation in the Counties of Sarasota, Manatee, and Charlotte, State of Florida and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

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and that the fees charged are legal.  
Sworn to and subscribed before on 06/26/2022



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Notary, State of WI, County of Brown

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VICKY FELTY  
Notary Public  
State of Wisconsin

**NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF SPECIAL MEETING OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 170, 190 and 197, Florida Statutes, the District's Board of Supervisors ("Board") hereby provides notice of the following public hearings, and public meeting:

**PUBLIC HEARINGS AND MEETING**  
 DATE: Wednesday, July 13, 2022  
 TIME: 11:00 A.M.  
 LOCATION: Taylor Morrison  
 551 North Cattlemen Road, Suite 200  
 Sarasota, Florida 34232

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Area Two Assessments") and adoption of assessment rolls to secure proposed bonds on benefited lands within "Assessment Area Two" within the District, and, to provide for the levy, collection and enforcement of the assessments. Importantly, the Area Two Assessments are intended to be levied only on Assessment Area Two within the District. The proposed bonds to be secured by the Area Two Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, roadways, underground and street lighting electrical system, stormwater management, environmental conservation/mitigation, wastewater collection, water distribution system, landscaping, irrigation, hardcaping and street lights, recreational facilities, and other infrastructure projects, all for the "Area Two Project," as described in more detail in the Report of District Engineer, dated May, 2022. The special assessments are proposed to be allocated as set forth in the Master Special Assessment Methodology - Phase 2 Assessment Area, dated May 30, 2022 ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the unincorporated boundaries of Sarasota County, Florida and is generally located east of Interstate 75, south of State Road 72 and west of Veteran's Boulevard. It specifically consists of approximately 1,003.10 acres. Generally speaking, certain of the lands within the District are expected to be improved in accordance with the reports identified above. Further, a description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o JPWard and Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33334, Phone 954-658-4900, E-Mail: JimWard@JPWardAssociates.com. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

**Proposed Debt Assessments**

The proposed Debt Assessments are in an amount not-to-exceed \$31,910,000.00 (principal only, not including interest or collection costs or early payment discounts), and are as follows:

Product Type	# Units	ERUs	Total Debt Assessment per Unit	Annual Debt Assessment Per Unit
SF 30'	0	0.8		
SF 40'	153	0.85	\$43,029.27	\$3,344.85
SF 50'	203	0.9	\$45,560.40	\$3,541.61
SF 60'	76	1	\$50,622.67	\$3,935.12
SF 70'	30	1.1	\$55,684.94	\$4,328.63
SF 90'	0	1.2		
Multi-Family	298	0.7	\$35,435.87	\$2,754.58

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The Area Two Assessments constitute a lien against benefited property located within the District just as do each year's property taxes. For the Area Two Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The District is located entirely within the unincorporated boundaries of Sarasota County, Florida and is generally located east of Interstate 75, south of State Road 72 and west of Veteran's Boulevard. It specifically consists of approximately 1,003.10 acres. Generally speaking, certain of the lands within the District are expected to be improved in accordance with the reports identified above. Further, a description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o JPWard and Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33334, Phone 954-658-4900, E-Mail: JimWard@JPWardAssociates.com. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Office.

Sincerely,  
 James P. Ward  
 District Manager

**RESOLUTION 2022-10  
 [ASSESSMENT AREA TWO - DECLARING RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS FOR ASSESSMENT AREA TWO; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY THE AREA 2 ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE AREA 2 ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE AREA 2 ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, the LT Ranch Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct certain infrastructure and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements ("2022 Project") for "Assessment Area Two," all as described in the District's 2022 Project Supplement to the Master Engineer's Report dated April 2019 (as revised November 6, 2019), dated May 2022, which is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the 2022 Project by the levy of special assessments ("Area 2 Assessments") on lands within Assessment Area Two, using the methodology set forth in that Master Special Assessment Methodology - Phase II Assessment Area, dated May 30, 2022, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o JPWard & Associates LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308 ("District Records Office"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements; and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments; Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the 2022 Project and to impose, levy and collect the Area 2 Assessments;

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

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARATION OF AREA 2 ASSESSMENTS.** The Board hereby declares that it has determined to make the 2022 Project and to defray all or a portion of the cost thereof by the Area 2 Assessments.

3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the 2022 Project are described in Exhibit A, which is on file at the District Records Office.

Exhibit B is also on file and available for public inspection at the same location.

4. **DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY AREA 2 ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE AREA 2 ASSESSMENTS ARE TO BE PAID.**

A. The total estimated cost of the 2022 Project is \$37,888,017.48, and of that amount, the District intends to finance up to \$24,850,565.58 ("Estimated Cost").

B. The Area 2 Assessments will defray approximately \$31,910,000.00, which is the anticipated maximum par value of any bonds, and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs. On an annual basis, the Area 2 Assessments will defray no more than \$2,318,226.77 per year, again as set forth in Exhibit B.

C. The way the Area 2 Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Area 2 Assessments may be imposed as one or more special assessment liens, as set forth in applicable supplemental assessment resolutions, and, with respect to any lien, the Area 2 Assessments shall be paid in not more than (30) thirty yearly installments. The Area 2 Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Area 2 Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Area 2 Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any 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.

5. **DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Area 2 Assessments securing the 2022 Project shall be levied on benefited lands within Assessment Area Two, and as described in Exhibit B, and as further designated by the assessment roll hereinafter provided for.

6. **ASSESSMENT ROLL.** Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment roll showing the area to be assessed, with certain plans and specifications describing the 2022 Project and the estimated cost of the 2022 Project, all of which shall be open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed within Assessment Area Two, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

**NOTICE OF PUBLIC HEARINGS**

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

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Sarasota County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Sarasota County and to provide such other notice as may be required by law or desired in the best interests of the District.

10. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. **SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 8th day of June 2022.

ATTEST:

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

John Wollard, Chairman

Exhibit A: 2022 Project Supplement to the Master Engineer's Report dated April 2019 (as revised November 6, 2019), dated May 2022

Exhibit B: Master Special Assessment Methodology - Phase II Assessment Area, dated May 30, 2022



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**MINUTES OF MEETING  
LT RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the LT Ranch Community Development District was  
11 held on Wednesday, June 8, 2022, at 11:00 a.m. at the offices of Taylor Morrison 551 Cattlemen Road,  
12 Suite 200, Sarasota Florida 34232.

13  
14  
15  
16

**Present and constituting a quorum:**

17 John Wollard Chairperson  
18 Scott Turner Assistant Secretary  
19 Christy Zelaya Assistant Secretary  
20 Jim Turner Assistant Secretary  
21 Karen Goldstein Assistant Secretary

22  
23

**Also present were:**

24 James P. Ward District Manager  
25 Jere Earlywine District Attorney  
26 Ron Schwied District Engineer  
27 Andrew Gill

28  
29

**Audience:**

30 All resident's names were not included with the minutes. If a resident did not identify  
31 themselves or the audio file did not pick up the name, the name was not recorded in these  
32 minutes.

33  
34  
35

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE  
TRANSCRIBED IN *ITALICS*.**

36  
37

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

38 Mr. Andrew Gill called the meeting to order at approximately 11:00 a.m. He conducted roll call; all  
39 Members of the Board were present, constituting a quorum.

40  
41

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

- 42  
43
- 44 I. April 22, 2022 – Regular Meeting Minutes
  - 45 II. April 27, 2022 – Continued Meeting Minutes

46 Mr. Gill asked if there were any additions, deletions, or corrections for the Minutes. Hearing none,  
47 he called for a motion to approve the Minutes.

48  
49  
50  
51  
52

**On MOTION made by Mr. John Wollard, seconded by Ms. Christy Zelaya, and with all in favor, the April 22, 2022, Regular Meeting Minutes and the April 27, 2022, Continued Meeting Minutes were approved.**

48 **THIRD ORDER OF BUSINESS** **Consideration of Resolution 2022-9**

49

50 **Consideration of Resolution 2022-9, a resolution of the Board of Supervisors of the LT Ranch**  
 51 **Community Development District ratifying the actions of district staff related to an Engagement**  
 52 **Agreement and conflict waiver with bond counsel related to the issuance of its Series 2022 bonds.**

53

54 *Mr. Gill: This is just authorizing the signature we got on this before. We have previously used this bond*  
 55 *counsel before. He asked if there were any questions.*

56

57 *Mr. Jim Turner: What's the amount of the bonds that relates to?*

58

59 *Mr. Ward: They are going to be approximately \$25 million dollars to \$30 million dollars.*

60

61 **On MOTION made by Mr. John Wollard, seconded by Ms. Christy**  
 62 **Zelaya, and with all in favor, Resolution 2022-9 was adopted, and the**  
 63 **Chair was authorized to sign.**

64

65 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2022-10**

66

67 **Consideration of Resolution 2022-10, a Resolution of the Board of Supervisors of the LT Ranch**  
 68 **Community Development District declaring special assessments for Assessment Area Two; designating**  
 69 **the nature and location of the proposed improvements; declaring the total estimated Cost Of The**  
 70 **Improvements, the portion to be paid by the area 2 assessments, and the manner and timing in which**  
 71 **the Area 2 Assessments are to be paid; designating the lands upon which the Area 2 Assessments shall**  
 72 **be levied; providing for an assessment plat and a preliminary assessment roll; addressing the setting**  
 73 **of Public Hearings; providing for publication of this resolution.**

74

75 *Mr. Gill: Included in this Resolution also is a supplemental methodology and also a supplemental*  
 76 *Engineer's Report.*

77

78 *Mr. Ron Schwied: This document is meant to supplement the original Engineer's Report from 2019. In it*  
 79 *are the supporting documents for the 2022 capital improvement sponsors. The proceeds of this bond*  
 80 *series will fund the infrastructure improvements benefiting the District. In the introduction of the report,*  
 81 *there is a summary of the funding of 2019 and the estimated cost of the 2022 product. New items of*  
 82 *note: the original CIP originally conceived \$47.5 million dollars; there has been a modest increase to \$53*  
 83 *million dollars based on current market conditions and materials and labor. The privately funded portion*  
 84 *of the LT Ranch improvements have seen a similar increase from nearly \$116 million to \$124 million. The*  
 85 *2019 bonds provided funding for approximately \$15 million dollars. The estimated cost of the 2022*  
 86 *project is approximately \$38 million. This will be accompanied by a privately funded sum of*  
 87 *approximately \$70 million dollars. The 2022 project infrastructure is similar to that defined in the*  
 88 *original Master Engineer's Report. A list of those improvements can be found in the Report on page 4.*  
 89 *Note there is potential for roadway impact fee credits and utility oversizing agreements. These costs are*  
 90 *accounted for and will not be funded by the bond revenue. Additionally, there is no plan to acquisition*  
 91 *costs included in the 2022 bonds. The assessment area of the 2022 project is the remainder of lots within*  
 92 *the LT Ranch project; that is a balance of 760 units. Table 1 in the Engineer's Report on Sheet 6, there is*  
 93 *a breakdown of these lots by type. Finally on Table 2, page 7, is a breakdown of the costs from the 2022*  
 94 *projects and the cost of the overall, C and B, for reference.*

95

96 *Mr. Jere Earlywine: As part of this report, we need to show that the improvement plan is feasible and*  
97 *that the cost assessment is reasonable, and both of those findings are set forth in his report.*

98

99 *Mr. Ward: The assessment report you have enclosed in the Agenda Package goes hand in hand with the*  
100 *Engineer's Report and lays out the methodology which the Board will use to levy assessments for this*  
101 *Phase 2, or Area 2, which covers the 760 units that are referenced in Ron's Report. The methodology*  
102 *used for Area 2 is exactly the same as the methodology we use for Assessment Area 1 which essentially*  
103 *identifies the equivalent residential units and factors assigned to the different product types that we*  
104 *have in Area 2 and in Area 2 we have anywhere from a 30 foot product on upwards to a 90 foot product*  
105 *including some workforce multifamily units in the project for the 760 units. Those ERU factors are then*  
106 *used to allocate the capital cost and then ultimately the bond and the assessment we will use to finance*  
107 *the infrastructure with. For purposes of Area 2, as Ron mentioned, the overall master CIP is*  
108 *approximately \$38 million dollars, but the way in which this methodology is structured is that it assumes*  
109 *the way we levied the assessments in Area 1 would be consistent with the way in which we levy the*  
110 *assessments in Area 2. As such, the total capital allocation for Area 2 is approximately \$25 million*  
111 *dollars of the \$38 million dollars that Ron mentioned, and this translates into about a \$32 million dollar*  
112 *bond issue sizing, if we choose to move forward with that size of a financing, by the time we get to it.*  
113 *Also enclosed is the assessment roll that identifies all of the property that's subject to the Area 2*  
114 *assessments. The methodology indicates that to the extent that land is unplatted, the District will assign*  
115 *a park acre unplatted amount to each unplatted acre and then as land is platted, they will be assigned*  
116 *the debt pursuant to the methodology that's enclosed in your Agenda Package. The anticipated par debt*  
117 *capital is \$31,910,000 dollars. We used a very conservative interest rate and capitalized interest period*  
118 *for purposes of the master report. I'm sure those numbers will decrease by the time we get towards the*  
119 *issuance of the bonds. The Resolution that you have before your sets your public hearing for Wednesday*  
120 *July 13, 2022 at 11:00 a.m. It provides for mailed notice to be sent to all property owners of record*  
121 *which is required to be mailed 30 days in advance of the public hearing date. For this particular District*  
122 *we have all of the property currently owned by Taylor Morrison and I think there is about 5 or 6 separate*  
123 *lots within the area that are owned by individual property owners who will also be subjected to the*  
124 *mailed notice that will be sent to them prior to the public hearing date. He asked if there were any*  
125 *questions.*

126

127 *Mr. Earlywine: In terms of findings, Jim's Report further finds that there is sufficient benefit from the*  
128 *project to justify the assessments and also makes the finding about the fair and reasonable allocation of*  
129 *the assessments. I think the Resolution is in order and ready for your approval.*

130

131 *Mr. Jim Turner: It would be helpful for me, on page 7 of the Resolution, Table 2, cost estimate, it's*  
132 *formatted a little bit differently, but contains basically the same numbers as Table 3 to the JP Ward*  
133 *Report. That's kind of the summary page. There's a lot of individual parcel numbers at the end of the JP*  
134 *Ward Report, but the guts of this Resolution is in Table 2 on page 7. Could somebody walk through this.*  
135 *It appears to me that the overall columns, public, private, total, is for the entire infrastructure for the*  
136 *1,000 acre project and the 3 columns on the right are what we are dealing with today which is a subset*  
137 *of the first three?*

138

139 *Mr. Earlywine: That's absolutely right. That public column is the \$37,888,077 dollars of Area 2*  
140 *improvements; that public column is what we are really approving today. That's the basis for the*  
141 *assessment lien. That's what sets up to benefit, and then Jim has translated that into an assessment*  
142 *table in his report. But of all those numbers, the ones on the left are the overall, and the ones on the*

143 *right are for Area 2 and some of that stuff's private and doesn't concern us. A lot of this information is*  
 144 *extra because it's helpful for the bond purchasers because they want to see how much has been invested*  
 145 *in the project already, what's being done on the private side, but all we care about from the District's*  
 146 *perspective is the public column.*

147  
 148 *Mr. Jim Turner: How was the decision made as to what's public and what's private?*  
 149

150 *Mr. Earlywine: We have had a number of calls with our tax lawyer, and she has been super helpful.*  
 151 *Most of this stuff is pretty obvious from a tax perspective from the standpoint that stormwater, utilities,*  
 152 *those are always going to be public for the most part unless you have a private utility provider. Those*  
 153 *are bread and butter. Then when it gets to issues where you might have some questions, like an offsite,*  
 154 *does it have impact fee credits that we don't want to touch, we will talk about that with our tax counsel*  
 155 *and include it or not include it. I would say that the public column is a little conservative. We have tried*  
 156 *to include a little bit more than we might actually finance, so some of this might not ultimately be*  
 157 *financed. The bonds are probably going to be \$25 million dollars to \$30 million dollars and there is \$37*  
 158 *million dollars' worth of stuff, but basically, it's in consultation with the tax counsel to make sure that it's*  
 159 *considered a public improvement.*

160  
 161 *Discussion ensued regarding what would be considered private versus what would be considered public.*  
 162

163 Mr. Gill asked if there were any additional questions; hearing none, he called for a motion.  
 164

165 **On MOTION made by Mr. John Wollard, seconded by Ms. Christy**  
 166 **Zelaya, and with all in favor, Resolution 2022-10 was adopted, and the**  
 167 **Chair was authorized to sign.**

168  
 169 **FIFTH ORDER OF BUSINESS** **Staff Reports**  
 170

171 **I. District Attorney**  
 172

173 *Mr. Earlywine: We keep touching on project completion stuff, and we are continuing to put together*  
 174 *acquisition documents. We have plats going and we are acquiring the reclaim and irrigation system,*  
 175 *so all that's in the works and ongoing, especially because development is still going with this project.*  
 176 *We will have further updates on that. Jim, do you have a sense of the delegated ward resolution*  
 177 *timing, when they would actually want to authorize the bond issue?*  
 178

179 *Mr. Ward: I am guessing probably August or September.*  
 180

181 *Mr. Earlywine: And within four weeks after that you actually have the money. Is that when you*  
 182 *need it?*

183  
 184 *Mr. Ward: John Wollard would know more than I do.*  
 185

186 **II. District Engineer**  
 187

188 **a) Stormwater 20-Year Needs Analysis - Completed**  
 189

190 Mr. Gill: Ron, I know you submitted a Stormwater Needs Analysis. That's been submitted to the  
191 County.  
192

193 **III. District Asset Manager**

194  
195 **a) Operations Report May 2022**

196 No report.  
197  
198

199 **IV. District Manager**

200  
201 **a) Reminder: Public Hearing July 13, 2022**

202 **b) Financial Statement for period ending April 30, 2022 (unaudited)**

203 **c) Financial Statement for period ending May 31, 2022 (unaudited)**

204  
205 No report.  
206

207 **SIXTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

208  
209 Mr. Gill asked if there were any Supervisor's requests.  
210

211 Mr. John Wollard: thanked the Board and Staff for coming to the Meeting today.  
212

213 Mr. Gill asked if there were any audience members present in person or by audio/video with any  
214 questions or comments; there were none.  
215

216 **SEVENTH ORDER OF BUSINESS**

**Adjournment**

217  
218 Mr. Gill adjourned the meeting at approximately 11:20 a.m.  
219

220 **On MOTION made by Mr. John Wollard, seconded by Ms. Christy**  
221 **Zelaya, and with all in favor, the meeting was adjourned.**

222  
223 **LT Ranch Community Development District**  
224  
225

226  
227 \_\_\_\_\_  
**James P. Ward, Secretary**

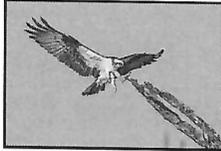
\_\_\_\_\_ **John Wollard, Chairperson**

**From:** [James Ward](#)  
**To:** [Cori Dissinger](#); [Andrew Gill](#)  
**Subject:** FW: Skye Ranch CDD  
**Date:** Monday, June 13, 2022 2:13:52 PM  
**Attachments:** [image001.png](#)

---

Mr. Maloney's email will need to be included in the PH agenda for the 23 Budget.

Jim.



**Committed to  
Excellence**

**James P. Ward**  
**Chief Operating Officer**

Email: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)  
| Mobile: 954-658-4900

**JPWard & Associates, LLC**  
**2301 Northeast 37<sup>th</sup> Street**  
**Fort Lauderdale. Florida 33308**

***Electronic Mail addresses are Public Records. If you do not want your e-mail address released in response to any request, please do not use email and contact our offices directly at the address or phone above.***

***Board Members: Do not use the "reply all" feature to e-mails where other Board Members that serve are in the e-mail transmission.***

**From:** James Ward  
**Sent:** Monday, June 13, 2022 2:13 PM  
**To:** 'Tim maloney' <[tim@insurancemanandcompany.com](mailto:tim@insurancemanandcompany.com)>  
**Subject:** RE: Skye Ranch CDD

Tim

I received your below email – and your email will be included in the District's record.

Thank you for your input.

Jim.



**Committed to  
Excellence**

**James P. Ward**  
**Chief Operating Officer**

Email: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)  
| Mobile: 954-658-4900

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**Board Members: Do not use the "reply all" feature to e-mails where other Board Members that serve are in the e-mail transmission.**

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**From:** Tim maloney <[tim@insurancemanandcompany.com](mailto:tim@insurancemanandcompany.com)>  
**Sent:** Monday, June 13, 2022 2:00 PM  
**To:** James Ward <[jimward@jowardassociates.com](mailto:jimward@jowardassociates.com)>  
**Subject:** RE: Skye Ranch CDD

I would also sternly object to any increases in our CDD fees for reasons listed in previous email and many others that i would be happy to share as well.

-  
**Thanks!**

## **Tim Maloney**

Home/Auto Agent

**Modern Company · Old Fashioned Values**

t-941.312.5771 Ext 104

f-941.312.5764

<http://insurancemanandcompany.com>



---

**From:** Tim maloney  
**Sent:** Monday, June 13, 2022 1:39 PM  
**To:** [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)  
**Subject:** Skye Ranch CDD

Hi Jim,

My name is Tim Maloney and I live in the Skye Ranch community. I have a questions; why did the CDD have to borrow money from TM to replace the dead shrub s and plants from the freeze this past winter when they are still actively building the community? Shouldn't TM be held responsible for to upkeep until the community is completed? Also, if we are in charge of all of the plants/ grass shouldn't we be going after TM every time one of their trucks drives on the median and destroys the grass which then needs to have ne sod put in place? Seems a bit unfair to place all of this on the owners in the community when we are not the ones causing damage.

-  
**Thanks!**

## **Tim Maloney**

Home/Auto Agent

**Modern Company · Old Fashioned Values**

t-941.312.5771 Ext 104

f-941.312.5764

<http://insurancemanandcompany.com>



**RESOLUTION 2022-11**

**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,  
2022, AND ENDING SEPTEMBER 30, 2023.**

**RECITALS**

**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 July 13, 2022, 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 1<sup>st</sup> 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 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

**RESOLUTION 2022-11**

**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, 2022, AND ENDING SEPTEMBER 30, 2023.**

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.

- 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, 2023,” as adopted by the Board of Supervisors on July 13, 2022.

**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, 2022, and ending September 30, 2023, the sum of **\$1,790,866.00** 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
<b>General Fund</b>	\$ 767,394.00
<b>Debt Service Fund – Series 2019</b>	\$1,023,472.00
<b>TOTAL</b>	\$1,790,866.00

**SECTION 3. SUPPLEMENTAL APPROPRIATIONS.** Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

**RESOLUTION 2022-11**

**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, 2022, AND ENDING SEPTEMBER 30, 2023.**

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**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** by the Board of Supervisors of the LT Ranch Community Development District, Sarasota County, Florida, this 13th day of July 2022.

**ATTEST:**

**LT RANCH COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
John Wollard, Chairperson

**Exhibit A:** Fiscal Year 2023 Proposed Budget

**Exhibit A**  
Fiscal Year 2023 Proposed Budget

# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

---



## PROPOSED BUDGET

FISCAL YEAR 2023

---

**PREPARED BY:**

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

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

**LT Ranch Community Development District**

**General Fund - Budget**

**Fiscal Year 2023**

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

**Appropriations**

**Legislative**

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

**Executive**

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

**Financial and Administrative**

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

**Other Contractual Services**

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

**Travel and Per Diem**

\$ -	\$ -	\$ -	\$ -	\$ -	
------	------	------	------	------	--

**Communications and Freight Services**

**LT Ranch Community Development District**

**General Fund - Budget**

**Fiscal Year 2023**

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

**LT Ranch Community Development District**

**General Fund - Budget**

**Fiscal Year 2023**

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

**LT Ranch Community Development District**

**General Fund - Budget**

**Fiscal Year 2023**

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

**LT Ranch Community Development District**

**General Fund - Budget**

**Fiscal Year 2023**

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

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

**LT Ranch Community Development District**

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

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

**Restricted Fund Balance:**

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

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

**LT Ranch Community Development District**

**Debt Service Fund - Series 2019 Bonds**

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

LT Ranch Community Development District

Debt Service Fund - Series 2019 Bonds

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

**RESOLUTION 2022-12**

**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.**

**RECITALS**

**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 2023 (“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 2023; 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**, 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 the District has previously evidenced its intention to utilize this Uniform Method; 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 Methodology respectively; 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 2022-12**

**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**, it is in the best interests of the District to adopt the General Fund Special Assessment Methodology of the LT Ranch Community Development District (the “Methodology”) 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 Table 1 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 on Table 1 contained 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 Methodology 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 Methodology. 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 in Table 1 of Exhibit “B” shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

For 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, and for 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. 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.

**RESOLUTION 2022-12**

**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 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Table 1 to Exhibit "B," 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.

**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** by the Board of Supervisors of the LT Ranch Community Development District, Sarasota County, Florida, this 13th day of July 2022.

**ATTEST:**

**BOARD OF SUPERVISORS OF LT RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
John Wollard, Chairperson

**Exhibit A:** Fiscal Year 2023 Proposed Budgets

**Exhibit B:** Assessment Roll

# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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## PROPOSED BUDGET

FISCAL YEAR 2023

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PREPARED BY:

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

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

**LT Ranch Community Development District**

**General Fund - Budget**

**Fiscal Year 2023**

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

**Appropriations**

**Legislative**

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

**Executive**

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

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

**Other Contractual Services**

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

**Travel and Per Diem**

\$ -				\$ -	
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**Communications and Freight Services**

**LT Ranch Community Development District**

**General Fund - Budget**

**Fiscal Year 2023**

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

**LT Ranch Community Development District**

**General Fund - Budget**

**Fiscal Year 2023**

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

**LT Ranch Community Development District**

**General Fund - Budget**

**Fiscal Year 2023**

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

**LT Ranch Community Development District**

**General Fund - Budget**

**Fiscal Year 2023**

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

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

**LT Ranch Community Development District**

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

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

**Restricted Fund Balance:**

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

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

**LT Ranch Community Development District**

**Debt Service Fund - Series 2019 Bonds**

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

LT Ranch Community Development District

Debt Service Fund - Series 2019 Bonds

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

# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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## SPECIAL ASSESSMENT METHODOLOGY

FISCAL YEAR 2023

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PREPARED BY:

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

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## **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 2023, which begins on October 1, 2022 and ends on September 30, 2023.

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 1,003 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 2023 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 on 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 2022 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	O&M
0294113214	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0303033256	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0303033260	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0294113216	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0303033235	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0303033237	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0294113217	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0303033255	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0303033239	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0294113213	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0303033273	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0303033266	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0303033246	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0294113208	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0303033238	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0303033272	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0303033269	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0294113223	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14

0303033274	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0294113210	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0303033248	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0303033236	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0294113224	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0294113219	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0303033270	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0294113226	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0294113227	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0294113212	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0294113207	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0294113206	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0303033252	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0303033245	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0294113222	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0294113229	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0303033258	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0303033262	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0303033247	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0303033231	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12

0303033243	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0303033257	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0303033240	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0294113209	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0303033253	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0303033265	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0303033259	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0303033271	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0294113220	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0303033268	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0294113221	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0303033249	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0303033275	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0303033233	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0303033241	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0303033264	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0303033250	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0303033234	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0303033242	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0303033261	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74

0303033251	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0294113228	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0294113225	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0303033230	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0294113218	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0294113215	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0303033254	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0294113211	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0303033244	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0303033263	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0303033267	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0303033232	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0293052100	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052102	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052089	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052094	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052010	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052017	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052024	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052085	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35

0293052103	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052023	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052027	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052014	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052088	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052096	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052095	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052084	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052101	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052083	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052025	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052019	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052022	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052026	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052015	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052104	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052090	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052018	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052011	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052016	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35

0293052097	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052091	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052105	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052082	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052033	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052030	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052032	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052031	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052004	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052005	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052009	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052036	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052003	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052008	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052002	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052106	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052087	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052012	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052013	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052086	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35

0293052092	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052099	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052093	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052021	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052098	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052020	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052028	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052029	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052034	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052081	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052035	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052001	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052006	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293052007	TH 20	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 750.35
0293152203	37.5	1	LOMBARDO JOSEPH M 1 ENSIGN DR MASSAPEQUA, NY 11758	\$ 857.54
0293022145	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293022146	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293152177	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293152214	37.5	1	RMHSLB OWNER 1 LLC 9160 IRVINE CENTER DR STE 100 IRVINE, CA 92618	\$ 857.54
0293152217	37.5	1	KHITRIK YURY 10258 MORNING MIST LN SARASOTA, FL 34241	\$ 857.54

0293152215	37.5	1	MEDINA LISSETTE E 10250 MORNING MIST LN SARASOTA, FL 34241	\$ 857.54
0293152206	37.5	1	MUSTARI LOUIS F 10283 MORNING MIST LN SARASOTA, FL 34241	\$ 857.54
0293152222	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293152224	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293152178	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293152228	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293152223	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293152210	37.5	1	CRANDALL RAYMUND V 10267 MORNING MIST LN SARASOTA, FL 34241	\$ 857.54
0293152218	37.5	1	FINEMAN ISIM 10262 MORNING MIST LN SARASOTA, FL 34241	\$ 857.54
0293152213	37.5	1	LEITSINGER TAMMY SUE 10255 MORNING MIST LN SARASOTA, FL 34241	\$ 857.54
0293152211	37.5	1	BURTON BERNADETTE 10263 MORNING MIST LN SARASOTA, FL 34241	\$ 857.54
0293152204	37.5	1	LYNN FLASTER PAUL TRUST 10291 MORNING MIST LN SARASOTA, FL 34241	\$ 857.54
0293022144	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293022142	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293022141	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293152216	37.5	1	WERBOCK AINOOR 10254 MORNING MIST LN SARASOTA, FL 34241	\$ 857.54
0293152179	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293152207	37.5	1	FARCHIONE KIMBERLY 10279 MORNING MIST LN SARASOTA, FL 34241	\$ 857.54
0293152219	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293152226	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54

0293152212	37.5	1	SILKROSKI SHARON K 10259 MORNING MIST LN SARASOTA, FL 34241	\$ 857.54
0293022143	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293152229	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293152225	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293152227	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293152230	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293152205	37.5	1	SHAINSKY SVETLANA 10287 MORNING MIST LN SARASOTA, FL 34241	\$ 857.54
0293022119	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293022133	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293022134	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293112245	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0291011010	42	1	MATATALL TARYN M 8351 VELDA TRL SARASOTA, FL 34241	\$ 911.14
0293112146	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293112135	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293142235	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293142228	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293112164	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293112243	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293142222	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293142233	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14

0293112247	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112168	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293142173	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112240	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293142234	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112250	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293142224	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112161	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112255	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293142174	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293142172	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112242	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112158	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112160	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112254	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112136	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112144	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293142175	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112149	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112145	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14

0293112163	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293142171	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112165	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112162	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112157	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112141	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112134	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293142236	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112244	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112159	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112241	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293142229	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293142223	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112147	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112148	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293142227	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293142176	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293142170	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112237	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293142169	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14

0293142230	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0291091113	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0291011001	42	1	ADLER MARK ALAN 8382 VELDA TRL SARASOTA, FL 34241	\$ 911.14
0291091111	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0291011008	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0291161100	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0291161099	42	1	OLEARY CANDACE CAROL 8232 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0291091114	42	1	MOLINA TIPHAINE 8292 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0291011014	42	1	MCMANAWAY GLENN EDWARD 8367 VELDA TRL SARASOTA, FL 34241	\$ 911.14
0291011002	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0291091120	42	1	HUANG JIBING 8316 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0291091123	42	1	STROUP KRISTIN 8328 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0291091112	42	1	DOLGOV ANATOLY PETROVICH 8284 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0291091124	42	1	MAGNOTTI ARTHUR 2058 ROSE ST SARASOTA, FL 34239	\$ 911.14
0291161094	42	1	LAWSON BRIAN CURT 8212 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0291161091	42	1	SCHWARZ DANIEL JOEL 8200 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0291011007	42	1	STEWART BRIAN LEE 8358 VELDA TRL SARASOTA, FL 34241	\$ 911.14
0293152186	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293152182	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293152183	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54

0293152184	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	857.54
0293152185	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	857.54
0293022108	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	857.54
0293022109	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	857.54
0293022110	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	857.54
0293022105	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	857.54
0293022111	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	857.54
0293022104	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	857.54
0293022124	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	857.54
0293022121	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	857.54
0293022132	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	857.54
0293022131	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	857.54
0293022122	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	857.54
0293022120	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	857.54
0293022125	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	857.54
0293022128	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	857.54
0293022123	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	857.54
0293022126	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	857.54
0293022130	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	857.54
0293022129	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	857.54

0293022127	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293022112	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293022103	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293022113	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293022102	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293022114	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293022101	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293022115	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293022116	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293112253	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293022100	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293022099	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0291011009	42	1	STOLL EDWARD CLARENCE III 8350 VELDA TRL SARASOTA, FL 34241	\$ 911.14
0291161103	42	1	ZEBKAR TYLER MARK 8248 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0291161102	42	1	GOODMAN MIRANDA SHEA 8244 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0291091108	42	1	ZARKOFF CYRIL EVGENI 8268 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0291161104	42	1	VETRI TANYA ANN 8252 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0291091109	42	1	GUARESIMO CARL HENRY 8272 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0291161105	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0291081032	42	1	OZERUGA DINA L 15184 SE SPANISH BAY DR HAPPY VALLEY, OR 97086	\$ 911.14

0291081037	42	1	LEHMAN MARK ANDREW 8258 VELDA TRL SARASOTA, FL 34241	\$	911.14
0291081028	42	1	STOREY JOSHUA JOHN 8291 VELDA TRL SARASOTA, FL 34241	\$	911.14
0291081025	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0291081018	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0291081024	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0291081033	42	1	TRAUTWEIN RICHARD REED 8274 VELDA TRL SARASOTA, FL 34241	\$	911.14
0291081019	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0291081026	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0291081030	42	1	TAYLOR MORRISON OF FLORIDA INC 8286 VELDA TRL SARASOTA, FL 34232	\$	911.14
0291081039	42	1	BARROSO ALEXANDER 8250 VELDA TRL SARASOTA, FL 34241	\$	911.14
0291081027	42	1	GADALLA SHEREF ADEL ZAKI 8287 VELDA TRAIL SARASOTA, FL 34241	\$	911.14
0291081023	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0291081034	42	1	GREENE AMANDA K 8270 VELDA TRAIL SARASOTA, FL 34241	\$	911.14
0291081020	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0291081029	42	1	ZALUD JONATHAN PHILLIP 8290 VELDA TRL SARASOTA, FL 34241	\$	911.14
0291081031	42	1	YOUNG SHANE 8282 VELDA TRL SARASOTA, FL 34241	\$	911.14
0291081038	42	1	JOSEPH ARTHUR WAYNE 8254 VELDA TRL SARASOTA, FL 34232	\$	911.14
0291011003	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0293112150	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0291161101	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14

0291091110	42	1	HANEY LAUREN KRISTINE 8276 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0293112140	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293152180	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0292161167	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0292161168	42	1	DINH HENRY THOMAS 1004 ARCHES PARK DR ALLEN, TX 75013	\$ 911.14
0293142116	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293022118	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293112131	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293142124	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293142127	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293142123	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293142128	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293142126	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293142125	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293112129	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293112130	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293112251	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293152181	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0291161095	42	1	MCLAUGHLIN NICHOLAS ANSON 8216 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0293112246	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14

0293112137	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0291011011	42	1	MCIVER DAVID KALEO 8355 VELDA TR SARASOTA, FL 34241	\$ 911.14
0293022107	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293022106	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0291091121	42	1	SEAMAN JENNIFER SHIELDS 8320 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0291161093	42	1	HALPIN MARK 8208 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0291161092	42	1	CULLEN ERIC PAUL 8204 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0291091122	42	1	ELTON ANDREW T 8324 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0293152209	37.5	1	RONALD AND LOIS MUETZEL LIVING TRUST 10271 MORNING MIST LN SARASOTA, FL 34241	\$ 857.54
0293152221	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293152208	37.5	1	MCCARTHY BRIAN J 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293152220	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293142232	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293112238	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293112143	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293142226	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293142225	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293142231	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293112239	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293112142	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14

0293112248	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293112166	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293112133	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293112167	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293112249	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293112138	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293112139	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0291011015	42	1	SINGER MARK N 8371 VELDA TRL SARASOTA, FL 34241	\$ 911.14
0293112132	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0291091119	42	1	TENUTA RYAN DOUGLAS 8312 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0293022140	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0291011006	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0291011017	42	1	MASIFILO MATTHEW TOMINIKO 8379 VELDA TRL SARASOTA, FL 34241	\$ 911.14
0291161107	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0291161106	42	1	GROSHAR ALON 8260 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0293112256	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293112257	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0291081021	42	1	FONTANEZ JESSICA M LOPEZ 8263 VELDA TRL SARASOTA, FL 34241	\$ 911.14
0291081035	42	1	BERCAW BRIAN JOHN 8266 VELDA TRL SARASOTA, FL 34241	\$ 911.14
0291081036	42	1	HAWN BRYAN ANTHONY 8262 VELDA TRL SARASOTA, FL 34241	\$ 911.14

0291081022	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0291091115	42	1	CLEDO PATRICE 8296 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0293142216	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142212	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0294032187	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142177	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142210	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142215	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142183	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142179	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142185	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142182	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142178	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142217	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142184	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0294032186	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142220	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142211	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142221	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0291091078	52	1	LYNN HEIDI HANKINSON 8293 SHOOTING STAR RD SARASOTA, FL 34241	\$ 964.74

0291161090	52	1	PALLANTE MARY ELIZABETH 8245 SHOOTING STAR RD SARASOTA, FL 34241	\$ 964.74
0291091077	52	1	BEGLEY PATRICK 8297 SHOOTING STAR RD SARASOTA, FL 34241	\$ 964.74
0291091079	52	1	LANNERS DAWNELLE CHERRIE 8289 SHOOTING STAR RD SARASOTA, FL 34241	\$ 964.74
0293112156	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293142122	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0291161063	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0292161165	52	1	LIS EVE URSZULA 1910 HANSCOM DR S PASADENA, CA 91030	\$ 964.74
0293072169	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293072170	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0294131190	52	1	CROOKS SUZANNE 9283 STARRY NIGHT AVE SARASOTA, FL 34241	\$ 964.74
0293072173	52	1	RMHSLB OWNER 1 LLC C/O TAYLOR MORRISON SARASOTA, FL 34232	\$ 964.74
0294131189	52	1	EARL GREGORY JOSEPH 9279 STARRY NIGHT AVE SARASOTA, FL 34241	\$ 964.74
0294131186	52	1	STEPHENSON CHRISTOPHER G 9267 STARRY NIGHT AVE SARASOTA, FL 34241	\$ 964.74
0293072174	52	1	SMITH GLEN A 4280 TRAIL EAST COURT NORTHEAST ADA, MI 49301	\$ 964.74
0291091076	52	1	TOPOLSKI JOSEPH ROBERT 9061 LUNA LN SARASOTA, FL 34241	\$ 964.74
0291161089	52	1	BERRY ROBERT W 8249 SHOOTING STAR RD SARASOTA, FL 34241	\$ 964.74
0291011016	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0291161062	52	1	GOMBERG YVONNE 9117 LUNA LN SARASOTA, FL 34241	\$ 964.74
0291161088	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0291161086	52	1	FOREMAN JOHN HAMILTON 8261 SHOOTING STAR RD SARASOTA, FL 34241	\$ 964.74

0291161085	52	1	PRESUTTO JUSTIN 8265 SHOOTING STAR RD SARASOTA, FL 34241	\$ 964.74
0291091081	52	1	SMOOT MARGARET YOST 8281 SHOOTING STAR RD SARASOTA, FL 34241	\$ 964.74
0291091082	52	1	BHANDERI RAMESH V 8277 SHOOTING STAR RD SARASOTA, FL 34241	\$ 964.74
0291161087	52	1	VALENZUELA ADINA MARIE 8257 SHOOTING STAR RD SARASOTA, FL 34241	\$ 964.74
0291091080	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0292161171	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142264	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293152193	52	1	DURAKIEWICZ MAREK 10341 MORNING MIST LN SARASOTA, FL 34241	\$ 964.74
0292161166	52	1	RMHSLB OWNER 1 LLC 9160 IRVINE CENTER DR STE 100 IRVINE, CA 92618	\$ 964.74
0291091075	52	1	BRADEN MICHAEL DENNIS JR 9065 LUNA LN SARASOTA, FL 34241	\$ 964.74
0293152202	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293072151	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293072158	52	1	FARELLO BONNIE J 10242 MORNING MIST LN SARASOTA, FL 34241	\$ 964.74
0293072153	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293152198	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293072154	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293072157	52	1	VERONICA MICHELLE 10238 MORNING MIST LN SARASOTA, FL 34241	\$ 964.74
0293152199	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293152197	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293072150	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74

0293072152	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293152196	52	1	GONECONTO LORI JEAN 10329 MORNING MIST LN SARASOTA, FL 34241	\$ 964.74
0293072149	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0291161066	52	1	YOUSIF SARMAD 9101 LUNA LN SARASOTA, FL 34241	\$ 964.74
0291161064	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0291091071	52	1	PREMUTO JESSICA BETH 9081 LUNA LN SARASOTA, FL 34241	\$ 964.74
0291091072	52	1	LINDSKOG MARGARET 9077 LUNA LN SARASOTA, FL 34241	\$ 964.74
0291161065	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0291161067	52	1	RUSZKOWSKI MIKOLAJ L 9097 LUNA LN SARASOTA, FL 34241	\$ 964.74
0291161068	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0291161084	52	1	STOKES FRANCESCA CATHERINE 8269 SHOOTING STAR RD SARASOTA, FL 34241	\$ 964.74
0291161083	52	1	BABARIA BHAVIN 8273 SHOOTING STAR RD SARASOTA, FL 34241	\$ 964.74
0293022117	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0291161060	52	1	MCCALL JOHN KENNEDY 6798 ARECA BLVD SARASOTA, FL 34241	\$ 964.74
0291161070	52	1	CEDAR ERICA MAE 9085 LUNA LN SARASOTA, FL 34241	\$ 964.74
0291161069	52	1	ARVELO HECTOR N 9089 LUNA LN SARASOTA, FL 34232	\$ 964.74
0293022069	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142121	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293142117	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293142120	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14

0291161059	52	1	DEMAS JAMES KONSTANTINE 52619 FOREST GROVE SHELBY TOWNSHIP, MI 48315	\$	964.74
0293072176	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	964.74
0293022080	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	964.74
0293022075	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	964.74
0293022076	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	964.74
0293022077	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	964.74
0293022074	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	964.74
0293022071	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	964.74
0293022070	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	964.74
0293022081	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	964.74
0291161058	52	1	PERKINS JOHN JOSEPH 9088 LUNA LN SARASOTA, FL 34241	\$	964.74
0291011004	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	911.14
0291011005	42	1	YONKER STACY 8366 VELDA TRL SARASOTA, FL 34241	\$	911.14
0293152187	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	964.74
0293152192	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	964.74
0293152189	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	964.74
0293152188	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	964.74
0291011013	42	1	MARONEY ASHLEE MARIE 8363 VELDA TRL SARASOTA, FL 34241	\$	911.14
0294032193	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	964.74
0294032196	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$	964.74

0294032192	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0294032197	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293022092	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293022093	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293022091	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0294131201	52	1	FINEMAN DANIEL ROBERT 8320 SKYE RANCH BLVD SARASOTA, FL 34241	\$ 964.74
0294131199	52	1	LOW EUGENE D 8328 SKYE RANCH BLVD SARASOTA, FL 34241	\$ 964.74
0294131203	52	1	NIKOLOV NIKOLAY DONCHEV 8312 SKYE RANCH BLVD SARASOTA, FL 34241	\$ 964.74
0294131196	52	1	LANGDON TODD BERESFORD 8340 SKYE RANCH BLVD SARASOTA, FL 34241	\$ 964.74
0294131202	52	1	SKAGGS WILLIAM F 8316 SKYE RANCH BLVD SARASOTA, FL 34241	\$ 964.74
0294131198	52	1	CARPENTER DONNA L 8332 SKYE RANCH BLVD SARASOTA, FL 34241	\$ 964.74
0294131197	52	1	HANCOCK BRIAN LEVINE 8336 SKYE RANCH BLVD SARASOTA, FL 34241	\$ 964.74
0294131204	52	1	FLOREZ CARLOS AUGUSTO 8308 SKYE RANCH BLVD SARASOTA, FL 34241	\$ 964.74
0294131205	52	1	MEDVEDOVSKY BORIS 8304 SKYE RANCH BLVD SARASOTA, FL 34241	\$ 964.74
0294131200	52	1	TIBI ROTEM SHALOM 8324 SKYE RANCH BLVD SARASOTA, FL 34241	\$ 964.74
0293022094	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142214	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142180	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142181	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142219	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74

0293142218	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142213	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142258	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142259	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142262	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142263	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293022095	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0291161061	52	1	HERNANDEZ SALLY RUIZ 9100 LUNA LN SARASOTA, FL 34241	\$ 964.74
0293022096	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293022088	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293022097	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293072155	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293072156	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293022087	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293022098	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0294131187	52	1	KHAWAJA FAMILY TRUST 9271 STARRY NIGHT AVE SARASOTA, FL 34241	\$ 964.74
0294131188	52	1	CLASSI PHILIP 9275 STARRY NIGHT AVE SARASOTA, FL 34241	\$ 964.74
0293022139	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293112151	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293112155	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14

0293112152	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293022135	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293022136	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293022138	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293022137	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0293022086	37.5	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 857.54
0294131153	62	1	HENRY LAURA ANN 8272 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93
0294131206	52	1	JUNE NANCY NEWELL (E LIFE EST) 8300 SKYE RANCH BLVD SARASOTA, FL 34241	\$ 964.74
0294131191	52	1	ACEVEDO GILBERT P 9287 STARRY NIGHT AVE SARASOTA, FL 34241	\$ 964.74
0293072148	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293152195	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293152194	52	1	HAWORTH JESSICA M 10337 MORNING MIST LN SARASOTA, FL 34241	\$ 964.74
0291091074	52	1	STANGEL GINA MARIE 9069 LUNA LN SARASOTA, FL 34241	\$ 964.74
0293142206	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0293142209	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0294131185	62	1	KAVANAGH CHELSEA LYNN 8257 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93
0292161160	62	1	DAGOSTINO LINDSAY COSHATT 8244 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93
0294131156	62	1	FORKAN DEBRA RUTH 8260 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93
0294131157	62	1	WANN ALEXANDER SCOTT 8256 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93
0294131182	62	1	HAZAN RONEN MOSHE 8245 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93

0292161177	62	1	BARKER WILLIAM JAY VI 8225 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93
0292161172	62	1	TINNEY GENEVIEVE SARAH 8201 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93
0292161176	62	1	DUFFY MEREDITH JONES 8217 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93
0293072171	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0292161175	62	1	WILKES CRAIG MICHAEL 8213 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93
0292161170	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0294032201	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0294131181	62	1	MALONEY ASHLEY 8241 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93
0293022082	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293022072	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293022073	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293072175	62	1	SELWYN PROPERTY MANAGEMENT LLC 3611 53RD ST COLUMBUS, NE 68601	\$ 1,071.93
0293152190	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293152191	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0291091073	52	1	JIMENEZ ARELY 9073 LUNA LN SARASOTA, FL 34241	\$ 964.74
0292161164	62	1	GRACE GE LIVING TRUST 8228 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93
0293142119	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293142118	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0294131195	52	1	WILLS JAMES ALLAN JR 9303 STARRY NIGHT AVE SARASOTA, FL 34241	\$ 964.74
0291091118	42	1	MURRAY JONATHAN ROBERT 8308 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14

0291091117	42	1	SALISBURY CINDY MICHELLE 8304 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0291161096	42	1	RILEY AMANDA JEAN 8220 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0291091116	42	1	NEWBERRY STEPHEN W II 8300 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0291161097	42	1	WATSON DAREN ANDREW 8224 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0293142261	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142260	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0291161098	42	1	KEPHART STEPHEN WILLIAM 8228 SHOOTING STAR RD SARASOTA, FL 34241	\$ 911.14
0293072164	62	1	BRACCO MICHAEL E 10213 MORNING MIST LN SARASOTA, FL 34241	\$ 1,071.93
0293152239	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0293072166	62	1	MCLLROY WILLIAM J 10221 MORNING MIST LN SARASOTA, FL 34241	\$ 1,071.93
0293072167	62	1	SOGGE MARY K 10225 MORNING MIST LN SARASOTA, FL 34241	\$ 1,071.93
0293072163	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0293152238	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0293152237	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0293152235	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0293072165	62	1	JOHN AND LYNN MARSHALL REVOCABLE TRUST 10217 MORNING MIST LN SARASOTA, FL 34241	\$ 1,071.93
0293152244	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0293152236	62	1	GOLDING JAN L 10338 MORNING MIST LN SARASOTA, FL 34241	\$ 1,071.93
0293072168	62	1	DAY ROBERT L 10229 MORNING MIST LN SARASOTA, FL 34241	\$ 1,071.93
0293022084	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74

0293022083	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293022085	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293022078	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293022079	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0292161178	62	1	BAIN BARBARA A 8229 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93
0294032194	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0294032195	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293112252	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293022090	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293022089	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0294131180	62	1	FEO HELENE APRIL 8237 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93
0292161179	62	1	PRETE SARA JOAN 8233 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93
0291161055	62	1	LAIHO JOHN WILLIAM JR 9076 LUNA LN SARASOTA, FL 34241	\$ 1,071.93
0291161054	62	1	TAYLOR MORRISON OF FLORIDA INC 9072 LUNA LN SARASOTA, FL 34232	\$ 1,071.93
0292161173	62	1	PABEN GARY ROY 8205 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93
0292161161	62	1	CHAIT JOHN RINI 8240 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93
0293112154	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0293112153	42	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 911.14
0292161174	62	1	MCGRATH BRIAN B 8209 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93
0291011012	42	1	WEGRZYN JUSTIN 8359 VELDA TRL SARASOTA, FL 34241	\$ 911.14

0293142208	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0293142207	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0294131154	62	1	BOGER MARY ELIZABETH REEVES 8268 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93
0294131155	62	1	BILES ERIC ELLIS 8264 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93
0294131183	62	1	GARAZO NICOLAS GERARDO 8249 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93
0294131184	62	1	YOUNG MEGAN PARKS 8253 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93
0294131192	52	1	VAUGHAN MARK EDWARD 9291 STARRY NIGHT AVE SARASOTA, FL 34241	\$ 964.74
0293072172	62	1	RMHSLB OWNER 1 LLC C/O TAYLOR MORRISON SARASOTA, FL 34232	\$ 1,071.93
0292161159	62	1	PAGE STEVEN 8248 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93
0294131158	62	1	MILLSLAGE JOSEPH JOHN 8252 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93
0294032200	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0293072162	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0293072159	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0291161057	62	1	TUNKS KEVIN MATTHEW 9084 LUNA LN SARASOTA, FL 34241	\$ 1,071.93
0293152245	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0292161169	62	1	RMHSLB OWNER 1 LLC C/O TAYLOR MORRISON SARASOTA, FL 34232	\$ 1,071.93
0293152234	62	1	LARRY A PERKINS AND LINDA E PERKINS REVOCABLE TRUST 10330 MORNING MIST LN SARASOTA, FL 34241	\$ 1,071.93
0293152240	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0293072160	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93

0293073000	0	0	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ -
0294032191	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293152233	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0293152232	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0293152231	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0294032198	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0294131194	52	1	KORSZEN PERRY MURPHY 9299 STARRY NIGHT AVE SARASOTA, FL 34241	\$ 964.74
0294131193	52	1	NICHOLS CAMERON RAHSEAN 9295 STARRY NIGHT AVE SARASOTA, FL 34241	\$ 964.74
0292161163	76	1	RMHSLB OWNER 1 LLC 5225 TUSCANY LN DAVENPORT, FL 33897	\$ 1,179.12
0294032199	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0291091047	76	1	BUTLER TERRY WAYNE 9044 LUNA LN SARASOTA, FL 34241	\$ 1,179.12
0291091048	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0294032188	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293072161	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0291091052	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0291161053	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0291091049	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0294032202	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0293152243	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0291081044	76	1	OLTHOFF SCOTT ALAN 9026 LUNA LN SARASOTA, FL 34241	\$ 1,179.12

0292161162	62	1	HERNANDEZ KRISTEN C 8236 SUMMER NIGHT RD SARASOTA, FL 34241	\$ 1,071.93
0293072147	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293142205	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0291161056	76	1	SPARKS MICKEY H 9080 LUNA LN SARASOTA, FL 34241	\$ 1,179.12
0291091050	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0294131145	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0293152201	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0294121149	90	1	FRIEDMAN PETER M 7370 DEER CROSSING CT SARASOTA, FL 34240	\$ 1,286.32
0294121150	90	1	BILDY LESLIE M 4732 SWEETMEADOW CIR SARASOTA, FL 34238	\$ 1,286.32
0291091051	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0291081043	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0294131144	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0291081040	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0294121133	90	1	CAPOCASALE LOUIS 228 PLAINVIEW RD WOODBURY, NY 11797	\$ 1,286.32
0294121130	90	1	ZEIGLER LEIGHTON M 7606 TRILLIUM BLVD SARASOTA, FL 34241	\$ 1,286.32
0294131139	90	1	FAZIO JAMES 1411 RIDGEWOOD DR PRESCOTT, AZ 86305	\$ 1,286.32
0294121131	90	1	BROTHERS RUDOLPH JR 9427 WILLOWBRIDGE PARK BLVD HOUSTON, TX 77064	\$ 1,286.32
0294121132	90	1	HEILANDT MATTHEW C 7579 TRILLIUM BLVD SARASOTA, FL 34241	\$ 1,286.32
0294121129	90	1	LUTZ JONATHAN 17033 BARRYKNOLL WAY GRANGER, IN 46530	\$ 1,286.32
0294121128	90	1	STEPHEN T ALFORD REVOCABLE TRUST 7550 BRIARGATE CT RENO, CT 89523	\$ 1,286.32

0294131138	90	1	SIRON RICHARD J 6296 SUDBURY CT JOHNSTON, IA 50131	\$ 1,286.32
0294131137	90	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,286.32
0294121146	90	1	MCCAA KENNON 2413 BISPHAM RD SARASOTA, FL 34231	\$ 1,286.32
0294121151	90	1	BAUM AHMIE 8228 BARTON FARMS BLVD SARASOTA, FL 34240	\$ 1,286.32
0294121152	90	1	KRSTICEVIC IVAN 290 RIVERSIDE AVE RIVERSIDE, CT 06878	\$ 1,286.32
0293152241	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0293152242	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0294131142	76	1	NIHAR N SHAH AND KAZUMI KHAMAR REVOCABLE LIVING TRUST 9288 STARRY NIGHT AVE SARASOTA, FL 34241	\$ 1,179.12
0294121148	90	1	COZZOLINO ANTHONY J 2709 W TRILBY AVE TAMPA, FL 33611	\$ 1,286.32
0294131143	76	1	STEVENSON LISA DAHLIA GOLD 9292 STARRY NIGHT AVE SARASOTA, FL 34241	\$ 1,179.12
0291081045	76	1	MARTHA C KERSH REVOCABLE TRUST 9030 LUNA LN SARASOTA, FL 34241	\$ 1,179.12
0294032204	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0293152200	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0291081046	76	1	JOSEPH JEREMIAH B 9034 LUNA LN SARASOTA, FL 34241	\$ 1,179.12
0294121147	90	1	FERNANDEZ TOMAS 430 N CATTLEMEN RD BLVD 1 UNIT 107 SARASOTA, FL 34232	\$ 1,286.32
0294131134	90	1	PILLA STEPHEN J 200 UNIVERSITY AVE SE MINNEAPOLIS, MN 55414	\$ 1,286.32
0294121125	90	1	BRIGHT DAVID 5588 SEMOLINO ST NOKOMIS, FL 34275	\$ 1,286.32
0294131140	90	1	STUART MICHAEL S 5835 PALMER RANCH PKWY SARASOTA, FL 34238	\$ 1,286.32
0291081041	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12

0294131136	90	1	ANGADI SHASHIDHAR 5527 PAMPLONA WAY SARASOTA, FL 34233	\$ 1,286.32
0294131141	90	1	CRANE ERIK F 6718 PIRATE PERCH TRL BRADENTON, FL 34202	\$ 1,286.32
0294131135	90	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,286.32
0291081042	76	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,179.12
0294032203	62	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 1,071.93
0294121127	90	1	NEW CHAPTER PROPERTIES LLC 13156 HEATH GROVE DR HUNTERVILLE, NC 28078	\$ 1,286.32
0294121126	90	1	LAWRENCE AND NANCY SCALLY 2019 TRUST 3580 MEADOW RUN CIR COLORADO SPRINGS, CO 80908	\$ 1,286.32
0294032190	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0294032189	52	1	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 964.74
0293041000	FUTURE DEVELOPMENT	136	TAYLOR MORRISON OF FLORIDA INC 551 N CATTLEMEN RD STE 200 SARASOTA, FL 34232	\$ 133,294.43
<b>TOTAL</b>		<b>800</b>		<b>\$ 767,394.30</b>

## RESOLUTION 2022-13

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.

#### RECITALS

**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 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 District must obtain sufficient funds to provide for the annual operation and maintenance of the services and facilities provided by the District, as well as its annual administrative expenses, on an ongoing basis; 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**, notices of the District's Fiscal Year 2023 annual budget hearing and related assessment hearing were provided in accordance with law ("Notices"); and

**WHEREAS**, said Notices provided that the assessment the District contemplated levying for annual operations and maintenance is shown on Exhibit "A" attached hereto and made a part hereof; and

**WHEREAS**, on July 13, 2022, the Board of Supervisors conducted the public hearings referenced in the Notices; and

**WHEREAS**, on July 13, 2022, the Board of Supervisors determined that the Fiscal Year 2023 operations and maintenance assessment would be levied in the amount noted above; and

**WHEREAS**, on July 13, 2022, the Board of Supervisors also determined that the expenses associated with providing notices of a future operations and maintenance assessment as shown on Exhibit "A" would diminish the revenue the District would receive by virtue of the slightly increased assessments; and

**WHEREAS**, on July 13, 2022, the District's Board of Supervisors also determined that it would be financially advantageous for the District, and consequently the landowners paying assessments, if the District adopted an operation and maintenance assessment cap as shown on Exhibit "A" for notice purposes only; and

**RESOLUTION 2022-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.**

**WHEREAS**, this adoption of an operations and maintenance assessment cap for notice purposes only will eliminate the expenses associated with publishing notice and mailing individual notices of future years' annual operation and maintenance assessments which are levied in an amount less than the amounts shown on Exhibit "A"; and

**WHEREAS**, if the future, anticipated, annual operations and maintenance assessments are projected to exceed the Cap Rate shown on Exhibit "A", the District Manager shall provide all notices required by law in the absence of this resolution; and

**WHEREAS**, it is in the best interests of the District and its landowners to approve an operations and maintenance assessment cap as shown on Exhibit "A" for notices purposes only.

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

**SECTION 1. OPERATIONS AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.**

- a. The District hereby adopts an operations and maintenance assessment cap in the amounts shown on Exhibit "A" for notice purposes only.
- b. If the future, anticipated, annual operations and maintenance assessments are projected to exceed the Cap Rate, or any of the other criteria set forth in Section 197.3632(4)(a), Florida Statutes are met, the District Manager shall publish and mail all notices required by law.
- c. Nothing contained in this Resolution shall prevent or prohibit the District from adopting an annual operation and maintenance assessment that exceeds the Cap Rate, nor shall it be construed as a waiver of the District's right to do so. Additionally, the District reserves the right to meet any noticing requirements through any other applicable provisions of Florida law (i.e., other than Chapter 197, Florida Statutes).
- d. Nothing contained in this Resolution shall relieve the District Manager of the responsibility of publishing the notice of the annual budget hearing, as required by section 190.008, Florida Statutes.

**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.

**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.

**RESOLUTION 2022-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH  
COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION  
AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.**

**PASSED AND ADOPTED** this 13th day of July 2022

**ATTEST:**

**LT RANCH COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
John Wollard, Chairman

EXHIBIT A

<b>PRODUCT TYPE</b>		<b>FY 23 RATE</b>	<b>CAP Rate</b>
Single Family 30' - 39'		\$ 857.54	\$ 1,029.05
Single Family 40' - 49'		\$ 911.14	\$ 1,093.37
Single Family 50' - 59'		\$ 964.74	\$ 1,157.68
Single Family 60' - 69'		\$ 1,071.93	\$ 1,286.32
Single Family 70' - 79'		\$ 1,179.12	\$ 1,414.95
Single Family 90' & up		\$ 1,286.32	\$ 1,543.58
Workforce - Family		\$ 750.35	\$ 900.42

**RESOLUTION 2022-14**

**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.**

**RECITALS**

**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 RANCHESARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT:**

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

- a) **Date:** The second Tuesday of each month for Fiscal Year 2023, which covers the period October 1, 2022, through September 30, 2023.

October 11, 2022	November 8, 2022 (LOE)
December 13, 2022	January 10, 2023
February 14, 2023	March 14, 2023
April 11, 2023	May 9, 2023
June 13, 2023	July 11, 2023
August 8, 2023	September 12, 2023

- b) **Time:** 1:00 P.M. (Eastern Standard Time)
- c) **Location:** Taylor Morrison  
551 Cattlemen Road - Suite 200  
Sarasota, Florida 34232

**SECTION 2. SUNSHINE LAW AND MEETING CANCELATIONS 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.

**RESOLUTION 2022-14**

**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 2. 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 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.

**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** by the Board of Supervisors of the LT Ranch Community Development District, Sarasota County, Florida, this 13th day of July 2022.

**ATTEST:**

**LT RANCH COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
John Wollard, Chairperson



## Memorandum

Date: June 1, 2022  
To: James P. Ward- District Manager  
Through: Bruce Bernard – Field Manager  
From: Richard Freeman – Inspector  
Subject: L. T. Ranch CDD – May 1, 2022, Report  
CGA Project # 20-4050

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### Lake Maintenance

Contractor continues monthly maintenance of aquatic locations. Lakes are still low, but they are relatively algae-free and littoral plants are doing well still. Ecologic did the compliance monitoring for the mitigation areas and littoral shelves this month and are processing the reports.

### Landscape

Landscape Maintenance Professional mowed and hard edged on Lorraine Blvd., May 7th, 14th, 21st, and 28th. The groundcover beds were weeded on the 6th and 27th of May and irrigation wet checks were performed May 11<sup>th</sup> and 26<sup>th</sup>. Trimming of hedge materials was performed on May 14<sup>th</sup> and 28<sup>th</sup>. Landscape Maintenance Professionals was asked to provide a proposal to replace the annuals the proposal was approved, and the annuals will be installed early next week. In addition, Landscape Maintenance Professionals was instructed to mow 2 feet behind the hedge on the west side on Lorraine Blvd and we should see progress the by the end of this month. The CDD was asked to

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/  
Computer Graphics

#### **GSA Contract Holder**

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

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replace several hedges that did not recover from the cold front a few months back. The CDD went out for proposal and received a proposal from Landscape Maintenance professionals and we are waiting on a proposal from Sunnygrove Landscaping.

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/  
Computer Graphics

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## Memorandum

Date: July 1, 2022  
To: James P. Ward- District Manager  
Through: Bruce Bernard – Field Manager  
From: Richard Freeman – Inspector  
Subject: L. T. Ranch CDD – June 1, 2022, Report  
CGA Project # 20-4050

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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  
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Water/Wastewater  
Treatment Facilities  
Website Development/  
Computer Graphics

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### **Lake Maintenance**

The Phase 1 ponds under the CDD control are doing well. Algae and shoreline weeds are being controlled and water levels came up a little with the recent rainfall events. The wetlands are still well below control and the rains will help plants to green-up and start growing again.

### **Landscape Maintenance**

Landscape Maintenance Professional mowed and hard edged on Lorraine Blvd., July 7th, 14th, 21st, and 28th. The groundcover beds were weeded on the 6th and 27th of July and irrigation wet checks were performed July 11<sup>th</sup> and 26<sup>th</sup>. Trimming of hedge materials was performed on July 14<sup>th</sup> and 28<sup>th</sup>. Landscape Maintenance Professionals was asked to provide a proposal to replace the annuals on Autumn Breeze and these should be replaced the first week in July. In addition, Landscape Maintenance Professional is in the process of checking the drip lines to determine what is causing standing water along the Blvd. The CDD should have an answer the



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Code Enforcement  
Construction Engineering  
& Inspection (CEI)  
Construction Services  
Contract Government  
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Data Technologies &  
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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/  
Computer Graphics

***GSA Contract Holder***

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

[www.cgasolutions.com](http://www.cgasolutions.com)

first week of July and the CDD will proceed to act once this issue is determined. CDD staff met with Taylor Morrison management staff on June 21, 2022, to configure a landscape replacement plan for plantings not recovering from the winter frost along Lorraine Blvd. Sunnygrove Landscape is providing the CDD with a proposal to replace the dead shrubs not recovering on the west end of the Blvd. A proposal will be provided early next week.

# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - APRIL 2022

FISCAL YEAR 2022

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

*LT Ranch Community Development District*

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<i>Capital Project Fund</i> <i>Series 2019</i>	<i>7</i>

*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending April 30, 2022**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2019	Series 2019	Account Groups General Long Term Debt	
<b>Assets</b>					
<b>Cash and Investments</b>					
General Fund - Invested Cash	\$ 174,876	\$ -	\$ -	\$ -	\$ 174,876
Debt Service Fund					
Interest Account		315,705			315,705
Sinking Account		325,000			325,000
Reserve Account		476,850			476,850
Revenue Account		328,436			328,436
Capitalized Interest		-			-
Prepayment Account					-
Construction Account			374		374
Cost of Issuance Account					-
<b>Due from Other Funds</b>					
General Fund	-	33,663	-	-	33,663
Debt Service Fund(s)	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	1,479,654	1,479,654
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	14,940,346	14,940,346
<b>Total Assets</b>	<b>\$ 174,876</b>	<b>\$ 1,479,654</b>	<b>\$ 374</b>	<b>\$ 16,420,000</b>	<b>\$ 18,074,904</b>

**LT Ranch Community Development District**  
**Balance Sheet**  
**for the Period Ending April 30, 2022**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2019	Series 2019	Account Groups General Long Term Debt	
<b>Liabilities</b>					
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Developer</b>	-	-	307,756	-	307,756
<b>Due to Other Funds</b>	-	-	-	-	-
General Fund	-	-	-	-	-
Debt Service Fund(s)	33,663	-	-	-	33,663
<b>Bonds Payable</b>					
Current Portion	-	-	-	\$325,000	325,000
Long Term	-	-	-	-	-
Series 2019	-	-	-	\$16,095,000	16,095,000
Unamortized Prem/Disc on Bds Pybl	-	-	\$54,012	-	54,012
<b>Total Liabilities</b>	<b>\$ 33,663</b>	<b>\$ -</b>	<b>\$ 361,768</b>	<b>\$ 16,420,000</b>	<b>\$ 16,815,431</b>
<b>Fund Equity and Other Credits</b>					
<b>Investment in General Fixed Assets</b>	-	-	-	-	-
<b>Fund Balance</b>					
<b>Restricted</b>					
Beginning: October 1, 2021 (Audited)	-	830,309	(361,394)	-	468,915
Results from Current Operations	-	649,346	-	-	649,346
<b>Unassigned</b>					
Beginning: October 1, 2021 (Audited)	78,230	-	-	-	78,230
Results from Current Operations	62,983	-	-	-	62,983
<b>Total Fund Equity and Other Credits</b>	<b>\$ 141,213</b>	<b>\$ 1,479,654</b>	<b>\$ (361,394)</b>	<b>\$ -</b>	<b>\$ 1,259,473</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 174,876</b>	<b>\$ 1,479,654</b>	<b>\$ 374</b>	<b>\$ 16,420,000</b>	<b>\$ 18,074,904</b>

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2022**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0	\$ -	N/A
<b>Interest</b>										
Interest - General Checking	-	-	-	-	-	-	-	\$0	-	N/A
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	-	195,919	38,810	107,827	9,880	938	1,564	\$354,937	351,095	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	\$0	-	N/A
Note Proceeds	-	-	-	-	-	-	-	\$0	200,000	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	\$0	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ 195,919</b>	<b>\$ 38,810</b>	<b>\$ 107,827</b>	<b>\$ 9,880</b>	<b>\$ 938</b>	<b>\$ 1,564</b>	<b>\$354,937</b>	<b>\$ 551,095</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>										
<b>Executive</b>										
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	\$23,333	40,000	58%
<b>Financial and Administrative</b>										
Audit Services	-	-	-	-	4,100	-	-	\$4,100	4,200	98%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	\$9,333	16,000	58%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	\$9,333	16,000	58%
Arbitrage Rebate Services	-	-	-	-	-	-	-	\$0	500	0%
<b>Other Contractual Services</b>										
Legal Advertising	223	393	-	-	-	-	-	\$616	2,000	31%
Trustee Services	-	-	-	-	5,214	-	-	\$5,214	6,695	78%
Dissemination Agent Services	-	-	-	-	-	-	1,000	\$1,000	5,000	20%
Property Appraiser Fees	-	-	-	-	-	-	-	\$0	-	N/A
Bank Service Fees	10	17	21	-	-	-	-	\$48	250	19%
<b>Communications &amp; Freight Services</b>										
Postage, Freight & Messenger	9	-	52	-	-	-	-	\$61	100	61%
Computer Services - Website Development	-	-	-	-	-	-	-	\$0	1,200	0%

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2022**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Insurance</b>	5,435	-	-	-	-	-	-	\$5,435	5,435	100%
<b>Printing &amp; Binding</b>		-	194	-	-	-	-	\$194	200	97%
<b>Subscription &amp; Memberships</b>	175	-	-	-	-	-	-	\$175	175	100%
<b>Legal Services</b>										
Legal - General Counsel	901	-	-	-	3,237	-	7,415	\$11,553	2,500	462%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	\$0	-	N/A
<b>Other General Government Services</b>										
Engineering/ Asset Mgmt Services	-	3,724	3,384	-	6,318	2,917	3,367	\$19,710	8,000	246%
NPDES	-	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	-	-	\$0	-	N/A
Other Current Charges	-	-	-	-	-	-	-	\$0	-	N/A
<b>Stormwater Management Services</b>										
Wetland Lake Maintenance									-	N/A
Wetland Preservation Maintenance	-	6,405	6,405	-	1,125	6,405	-	\$20,340	76,860	26%
Lake Maintenance	-	1,125	2,250	-	-	1,125	1,125	\$5,625	15,000	38%
Detention Area Maintenance	-	-	-	-	-	-	-	\$0	-	N/A
Path Mowing/Path Shell	-	-	-	-	-	-	-	\$0	-	N/A
Preserve Maintenance	-	925	9,450	-	925	9,450	-	\$20,750	56,700	37%
Creation Preserve Maintenance									12,000	0%
Enhancement Areas	-	-	-	-	-	-	-	\$0	29,400	0%
Littoral Shelf Maintenance	-	-	-	-	-	-	-	\$0	2,800	0%
Ditch Maintenance									3,700	0%
Stormwater Inspections/Maintenance	-	-	-	-	-	-	-	\$0	-	N/A
Fountain Service/Maintenance	-	-	-	-	-	-	-	\$0	6,000	0%
Roadway Lighting/Maintenance	-	-	-	-	-	965	-	\$965	3,000	32%
<b>Parks and Recreation</b>										
Amenities Maintenance										
Snack Shack/Maintenance Building	-	-	-	-	-	14,656	-	\$14,656	-	N/A
Playground/Dog Park/Shelter Maint.	-	-	-	-	-	1,733	-	\$1,733	-	N/A

Prepared by:

**JPWARD and Associates, LLC**

Unaudited

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2022**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Outdoor Sport Courts Maintenance	-	-	-	-	-	-	-	\$0	-	N/A
Electric (Irrigation, Snack/Maint Bldg)	-	-	-	-	-	-	-	\$0	-	N/A
Water/Sewer Park	-	-	-	-	-	-	-	\$0	-	N/A
<b>Landscaping Services</b>										
Professional Services										
Grounds Contract	450	450	450	-	1,150	15,106	14,656	\$32,263	131,904	24%
Grounds - Sod/Seed/Plant/Shrub	-	-	-	-	1,634	-	95,495	\$97,129	-	N/A
Grounds - Mulch	-	-	-	-	-	-	6,830	\$6,830	15,000	46%
Replanting Materials/Supplies	-	-	-	-	-	-	1,560	\$1,560	80,000	2%
Grounds - Community Park Mow	-	-	-	-	-	-	-	\$0	-	N/A
Irrigation Maintenance & Repair	-	-	-	-	-	-	-	\$0	1,000	0%
<b>Contingencies (5% of Field Operations)</b>	-	-	-	-	-	-	-	\$0	-	N/A
<b>Reserves</b>										
Operational Reserve (Future Years)	-	-	-	-	-	-	-	\$0	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	-	-	\$0	-	N/A
Discounts/Collection Fees								\$0	-	
<b>Sub-Total:</b>	<b>13,203</b>	<b>19,039</b>	<b>28,205</b>	<b>6,000</b>	<b>29,703</b>	<b>58,357</b>	<b>137,448</b>	<b>\$291,955</b>	<b>541,619</b>	54%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 13,203</b>	<b>\$ 19,039</b>	<b>\$ 28,205</b>	<b>\$ 6,000</b>	<b>\$ 29,703</b>	<b>\$ 58,357</b>	<b>\$ 137,448</b>	<b>\$291,955</b>	<b>\$ 541,619</b>	54%
Net Increase/ (Decrease) in Fund Balance	(13,203)	176,880	10,605	101,827	(19,823)	(57,419)	(135,884)	\$62,983	9,476	
Fund Balance - Beginning	78,230	65,027	241,907	252,511	354,338	334,515	277,096	\$78,230	-	
<b>Fund Balance - Ending</b>	<b>\$ 65,027</b>	<b>\$ 241,907</b>	<b>\$ 252,511</b>	<b>\$ 354,338</b>	<b>\$ 334,515</b>	<b>\$ 277,096</b>	<b>\$ 141,213</b>	<b>\$141,213</b>	<b>\$ 9,476</b>	

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2019**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2022**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>										
Interest Account	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	2	2	2	2	2	2	2	14	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	2	0	0	3	3	4	14	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>										
Special Assessments - On Roll	-	532,676	105,519	293,165	26,862	2,549	4,252	965,023	954,397	101%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>										
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3</b>	<b>\$ 532,679</b>	<b>\$ 105,521</b>	<b>\$ 293,167</b>	<b>\$ 26,867</b>	<b>\$ 2,554</b>	<b>\$ 4,259</b>	<b>\$ 965,051</b>	<b>\$ 954,397</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>										
<b>Debt Service</b>										
<b>Principal Debt Service - Mandatory</b>										
Series 2019	-	-	-	-	-	-	-	-	325,000	0%
<b>Principal Debt Service - Early Redemptions</b>										
Series 2019	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>										
Series 2019	-	315,705	-	-	-	-	-	315,705	631,410	50%
<b>Operating Transfers Out (To Other Funds)</b>										
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 315,705</b>	<b>\$ -</b>	<b>\$ 315,705</b>	<b>\$ 956,410</b>	<b>N/A</b>				
Net Increase/ (Decrease) in Fund Balance	3	216,974	105,521	293,167	26,867	2,554	4,259	649,346	(2,013)	
Fund Balance - Beginning	830,309	830,312	1,047,287	1,152,808	1,445,975	1,472,842	1,475,396	830,309	-	
<b>Fund Balance - Ending</b>	<b>\$ 830,312</b>	<b>\$ 1,047,287</b>	<b>\$ 1,152,808</b>	<b>\$ 1,445,975</b>	<b>\$ 1,472,842</b>	<b>\$ 1,475,396</b>	<b>\$ 1,479,654</b>	<b>\$ 1,479,654</b>	<b>\$ (2,013)</b>	

**LT Ranch Community Development District**  
**Capital Projects Fund - Series 2019**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2022**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Interest Income</b>										
Construction Account	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Developer Contributions</b>	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>										
<b>Executive</b>										
Professional Management	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Other Contractual Services</b>										
Trustee Services	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Capital Outlay</b>										
Water-Sewer Combination	-	-	-	-	-	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Cost of Issuance</b>										
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Underwriter's Discount</b>	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ (361,394)	\$ -	-
<b>Fund Balance - Ending</b>	<b>\$ (361,394)</b>	<b>\$ (361,394)</b>	<b>\$ 703,572</b>	<b>\$ (361,394)</b>	<b>\$ -</b>	<b>-</b>				

# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - MAY 2022

FISCAL YEAR 2022

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

*LT Ranch Community Development District*

*Table of Contents*

<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>Series 2019</i>	<i>6</i>
<i>Capital Project Fund</i> <i>Series 2019</i>	<i>7</i>

*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending May 31, 2022**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2019	Series 2019	Account Groups General Long Term Debt	
<b>Assets</b>					
<b>Cash and Investments</b>					
General Fund - Invested Cash	\$ 88,435	\$ -	\$ -	\$ -	\$ 88,435
Debt Service Fund					
Interest Account		0			0
Sinking Account		-			-
Reserve Account		476,850			476,850
Revenue Account		362,105			362,105
Capitalized Interest		-			-
Prepayment Account					-
Construction Account			374		374
Cost of Issuance Account					-
<b>Due from Other Funds</b>					
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
<b>Accounts Receivable</b>	10,908	-	-	-	10,908
<b>Assessments Receivable</b>	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	838,955	838,955
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	15,256,045	15,256,045
<b>Total Assets</b>	<b>\$ 99,342</b>	<b>\$ 838,955</b>	<b>\$ 374</b>	<b>\$ 16,095,000</b>	<b>\$ 17,033,672</b>

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending May 31, 2022**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2019	Series 2019	Account Groups General Long Term Debt	
<b>Liabilities</b>					
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Developer</b>	-	-	307,756	-	307,756
<b>Due to Other Funds</b>	-	-	-	-	-
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
<b>Bonds Payable</b>					
Current Portion	-	-	-	\$0	-
Long Term	-	-	-	-	-
Series 2019	-	-	-	\$16,095,000	16,095,000
Unamortized Prem/Disc on Bds Pybl	-	-	\$54,012	-	54,012
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 361,768</b>	<b>\$ 16,095,000</b>	<b>\$ 16,456,768</b>
<b>Fund Equity and Other Credits</b>					
<b>Investment in General Fixed Assets</b>	-	-	-	-	-
<b>Fund Balance</b>					
<b>Restricted</b>					
Beginning: October 1, 2021 (Audited)	-	830,309	(361,394)	-	468,915
Results from Current Operations	-	8,646	-	-	8,646
<b>Unassigned</b>					
Beginning: October 1, 2021 (Audited)	78,230	-	-	-	78,230
Results from Current Operations	21,112	-	-	-	21,112
<b>Total Fund Equity and Other Credits</b>	<b>\$ 99,342</b>	<b>\$ 838,955</b>	<b>\$ (361,394)</b>	<b>\$ -</b>	<b>\$ 576,904</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 99,342</b>	<b>\$ 838,955</b>	<b>\$ 374</b>	<b>\$ 16,095,000</b>	<b>\$ 17,033,672</b>

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2022**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0	\$ -	N/A
<b>Interest</b>											
Interest - General Checking	-	-	-	-	-	-	-	-	\$0	-	N/A
<b>Special Assessment Revenue</b>											
Special Assessments - On-Roll	-	195,919	38,810	107,827	9,880	938	1,564	-	\$354,937	351,095	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	\$0	-	N/A
<b>Note Proceeds</b>			-			-	-	-	\$0	200,000	0%
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	-	\$0	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ 195,919</b>	<b>\$ 38,810</b>	<b>\$ 107,827</b>	<b>\$ 9,880</b>	<b>\$ 938</b>	<b>\$ 1,564</b>	<b>\$ -</b>	<b>\$354,937</b>	<b>\$ 551,095</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>											
<b>Executive</b>											
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	\$26,667	40,000	67%
<b>Financial and Administrative</b>											
Audit Services	-	-	-	-	4,100	-	-	-	\$4,100	4,200	98%
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	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	\$10,667	16,000	67%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	\$0	500	0%
<b>Other Contractual Services</b>											
Legal Advertising	223	393	-	-	-	-	-	-	\$616	2,000	31%
Trustee Services		-	-	-	5,214	-	-	-	\$5,214	6,695	78%
Dissemination Agent Services	-	-	-	-	-	-	1,000	-	\$1,000	5,000	20%
Property Appraiser Fees	-	-	-	-	-	-	-	-	\$0	-	N/A
Bank Service Fees	10	17	21	-	-	-	-	-	\$48	250	19%
<b>Communications &amp; Freight Services</b>											
Postage, Freight & Messenger	9	-	52	-	-	-	-	(0)	\$61	100	61%
<b>Computer Services - Website Development</b>											
	-	-	-	-	-	-	-	-	\$0	1,200	0%
<b>Insurance</b>											
	5,435	-	-	-	-	-	-	-	\$5,435	5,435	100%
<b>Printing &amp; Binding</b>											
		-	194	-	-	-	-	865	\$1,059	200	529%
<b>Subscription &amp; Memberships</b>											
	175	-	-	-	-	-	-	-	\$175	175	100%

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2022**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Legal Services</b>											
Legal - General Counsel	901	-	-	-	3,237	-	7,415	2,150	\$13,703	2,500	548%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	\$0	-	N/A
<b>Other General Government Services</b>											
Engineering/ Asset Mgmt Services	-	3,724	3,384	-	6,318	2,917	3,367	9,498	\$29,208	8,000	365%
NPDES	-	-	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	-	-	-	\$0	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	\$0	-	N/A
<b>Stormwater Management Services</b>											
Wetland Lake Maintenance										-	N/A
Wetland Preservation Maintenance	-	6,405	6,405	-	1,125	6,405	-	6,405	\$26,745	76,860	35%
Lake Maintenance	-	1,125	2,250	-	-	1,125	1,125	1,125	\$6,750	15,000	45%
Detention Area Maintenance	-	-	-	-	-	-	-	-	\$0	-	N/A
Path Mowing/Path Shell	-	-	-	-	-	-	-	-	\$0	-	N/A
Preserve Maintenance	-	925	9,450	-	925	9,450	-	925	\$21,675	56,700	38%
Creation Preserve Maintenance										12,000	0%
Enhancement Areas	-	-	-	-	-	-	-	-	\$0	29,400	0%
Littoral Shelf Maintenance	-	-	-	-	-	-	-	-	\$0	2,800	0%
Ditch Maintenance										3,700	0%
Stormwater Inspections/Maintenance	-	-	-	-	-	-	-	-	\$0	-	N/A
Fountain Service/Maintenance	-	-	-	-	-	-	-	-	\$0	6,000	0%
Roadway Lighting/Maintenance	-	-	-	-	-	965	-	-	\$965	3,000	32%
<b>Parks and Recreation</b>											
Amenities Maintenance											
Snack Shack/Maintenance Building	-	-	-	-	-	14,656	-	-	\$14,656	-	N/A
Playground/Dog Park/Shelter Maint.	-	-	-	-	-	1,733	-	-	\$1,733	-	N/A
Outdoor Sport Courts Maintenance	-	-	-	-	-	-	-	-	\$0	-	N/A
Electric (Irrigation, Snack/Maint Bldg)	-	-	-	-	-	-	-	-	\$0	-	N/A
Water/Sewer Park	-	-	-	-	-	-	-	-	\$0	-	N/A
<b>Landscaping Services</b>											
Professional Services											

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2022**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Grounds Contract	450	450	450	-	1,150	15,106	14,656	14,656	\$46,919	131,904	36%
Grounds - Sod/Seed/Plant/Shrub	-	-	-	-	1,634	-	95,495	-	\$97,129	-	N/A
Grounds - Mulch	-	-	-	-	-	-	6,830	-	\$6,830	15,000	46%
Replanting Materials/Supplies	-	-	-	-	-	-	1,560	-	\$1,560	80,000	2%
Grounds - Community Park Mow	-	-	-	-	-	-	-	-	\$0	-	N/A
Irrigation Maintenance & Repair	-	-	-	-	-	-	-	246	\$246	1,000	25%
<b>Contingencies (5% of Field Operations)</b>	-	-	-	-	-	-	-	-	\$0	-	N/A
<b>Reserves</b>											
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	\$0	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	-	-	-	\$0	-	N/A
Discounts/Collection Fees									\$0	-	
<b>Sub-Total:</b>	<b>13,203</b>	<b>19,039</b>	<b>28,205</b>	<b>6,000</b>	<b>29,703</b>	<b>58,357</b>	<b>137,448</b>	<b>41,870</b>	<b>\$333,825</b>	<b>541,619</b>	62%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 13,203</b>	<b>\$ 19,039</b>	<b>\$ 28,205</b>	<b>\$ 6,000</b>	<b>\$ 29,703</b>	<b>\$ 58,357</b>	<b>\$ 137,448</b>	<b>\$ 41,870</b>	<b>\$333,825</b>	<b>\$ 541,619</b>	62%
Net Increase/ (Decrease) in Fund Balance	(13,203)	176,880	10,605	101,827	(19,823)	(57,419)	(135,884)	(41,870)	\$21,112	9,476	
Fund Balance - Beginning	78,230	65,027	241,907	252,511	354,338	334,515	277,096	141,213	\$78,230	-	
<b>Fund Balance - Ending</b>	<b>\$ 65,027</b>	<b>\$ 241,907</b>	<b>\$ 252,511</b>	<b>\$ 354,338</b>	<b>\$ 334,515</b>	<b>\$ 277,096</b>	<b>\$ 141,213</b>	<b>\$ 99,342</b>	<b>\$99,342</b>	<b>\$ 9,476</b>	

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2019**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through May 31, 2022**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>											
Interest Account	-	-	-	-	-	-	-	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	1	2	0	0	3	3	4	4	17	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>											
Special Assessments - On Roll	-	532,676	105,519	293,165	26,862	2,549	4,252	-	965,023	954,397	101%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>											
	-	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>											
	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3</b>	<b>\$ 532,679</b>	<b>\$ 105,521</b>	<b>\$ 293,167</b>	<b>\$ 26,867</b>	<b>\$ 2,554</b>	<b>\$ 4,259</b>	<b>\$ 6</b>	<b>\$ 965,056</b>	<b>\$ 954,397</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>											
<b>Debt Service</b>											
<b>Principal Debt Service - Mandatory</b>											
Series 2019	-	-	-	-	-	-	-	325,000	325,000	325,000	100%
<b>Principal Debt Service - Early Redemptions</b>											
Series 2019	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>											
Series 2019	-	315,705	-	-	-	-	-	315,705	631,410	631,410	100%
<b>Operating Transfers Out (To Other Funds)</b>											
	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 315,705</b>	<b>\$ -</b>	<b>\$ 956,410</b>	<b>\$ 956,410</b>	<b>N/A</b>					
Net Increase/ (Decrease) in Fund Balance	3	216,974	105,521	293,167	26,867	2,554	4,259		8,646	(2,013)	
Fund Balance - Beginning	830,309	830,312	1,047,287	1,152,808	1,445,975	1,472,842	1,475,396	1,479,654	830,309	-	
<b>Fund Balance - Ending</b>	<b>\$ 830,312</b>	<b>\$ 1,047,287</b>	<b>\$ 1,152,808</b>	<b>\$ 1,445,975</b>	<b>\$ 1,472,842</b>	<b>\$ 1,475,396</b>	<b>\$ 1,479,654</b>	<b>\$ 1,479,654</b>	<b>\$ 838,955</b>	<b>\$ (2,013)</b>	

LT Ranch Community Development District  
 Capital Projects Fund - Series 2019  
 Statement of Revenues, Expenditures and Changes in Fund Balance  
 Through May 31, 2022

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>											
Carryforward	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Interest Income</b>											
Construction Account	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Developer Contributions</b>	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Expenditures and Other Uses</b>											
<b>Executive</b>											
Professional Management	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Other Contractual Services</b>											
Trustee Services	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Capital Outlay</b>											
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Cost of Issuance</b>											
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Underwriter's Discount</b>	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ (361,394)	-
<b>Fund Balance - Ending</b>	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ (361,394)	-

# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - JUNE 2022

FISCAL YEAR 2022

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

*LT Ranch Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending June 30, 2022**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2019	Series 2019	Account Groups General Long Term Debt	
<b>Assets</b>					
<b>Cash and Investments</b>					
General Fund - Invested Cash	\$ 47,359	\$ -	\$ -	\$ -	\$ 47,359
Debt Service Fund					
Interest Account		0			0
Sinking Account		-			-
Reserve Account		476,850			476,850
Revenue Account		362,109			362,109
Capitalized Interest		-			-
Prepayment Account					-
Construction Account			374		374
Cost of Issuance Account					-
<b>Due from Other Funds</b>					
General Fund	-	4,698	-	-	4,698
Debt Service Fund(s)	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	843,657	843,657
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	15,251,343	15,251,343
<b>Total Assets</b>	<b>\$ 47,359</b>	<b>\$ 843,657</b>	<b>\$ 374</b>	<b>\$ 16,095,000</b>	<b>\$ 16,986,390</b>

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending June 30, 2022**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2019	Series 2019	Account Groups General Long Term Debt	
<b>Liabilities</b>					
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Developer</b>	-	-	307,756	-	307,756
<b>Due to Other Funds</b>	-	-	-	-	-
General Fund	-	-	-	-	-
Debt Service Fund(s)	4,698	-	-	-	4,698
<b>Bonds Payable</b>					
Current Portion	-	-	-	\$0	-
Long Term	-	-	-	-	-
Series 2019	-	-	-	\$16,095,000	16,095,000
Unamortized Prem/Disc on Bds Pybl	-	-	\$54,012	-	54,012
<b>Total Liabilities</b>	<b>\$ 4,698</b>	<b>\$ -</b>	<b>\$ 361,768</b>	<b>\$ 16,095,000</b>	<b>\$ 16,461,466</b>
<b>Fund Equity and Other Credits</b>					
<b>Investment in General Fixed Assets</b>	-	-	-	-	-
<b>Fund Balance</b>					
<b>Restricted</b>					
Beginning: October 1, 2021 (Audited)	-	830,309	(361,394)	-	468,915
Results from Current Operations	-	13,348	-	-	13,348
<b>Unassigned</b>					
Beginning: October 1, 2021 (Audited)	78,230	-	-	-	78,230
Results from Current Operations	(35,570)	-	-	-	(35,570)
<b>Total Fund Equity and Other Credits</b>	<b>\$ 42,660</b>	<b>\$ 843,657</b>	<b>\$ (361,394)</b>	<b>\$ -</b>	<b>\$ 524,924</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 47,359</b>	<b>\$ 843,657</b>	<b>\$ 374</b>	<b>\$ 16,095,000</b>	<b>\$ 16,986,390</b>

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2022**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0	\$ -	N/A
<b>Interest</b>												
Interest - General Checking	-	-	-	-	-	-	-	-	-	\$0	-	N/A
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	-	195,919	38,810	107,827	9,880	938	1,564	-	1,728	\$356,665	351,095	102%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	\$0	-	N/A
<b>Note Proceeds</b>												
	-	-	-	-	-	-	-	-	-	\$0	200,000	0%
<b>Intragovernmental Transfer In</b>												
	-	-	-	-	-	-	-	-	-	\$0	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ 195,919</b>	<b>\$ 38,810</b>	<b>\$ 107,827</b>	<b>\$ 9,880</b>	<b>\$ 938</b>	<b>\$ 1,564</b>	<b>\$ -</b>	<b>\$ 1,728</b>	<b>\$356,665</b>	<b>\$ 551,095</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Executive</b>												
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	\$30,000	40,000	75%
<b>Financial and Administrative</b>												
Audit Services	-	-	-	-	4,100	-	-	-	-	\$4,100	4,200	98%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	\$12,000	16,000	75%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	\$12,000	16,000	75%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	\$0	500	0%
<b>Other Contractual Services</b>												
Legal Advertising	223	393	-	-	-	-	-	-	-	\$616	2,000	31%
Trustee Services	-	-	-	-	5,214	-	-	-	-	\$5,214	6,695	78%
Dissemination Agent Services	-	-	-	-	-	-	1,000	-	-	\$1,000	5,000	20%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Bank Service Fees	10	17	21	-	-	-	-	-	2	\$49	250	20%
<b>Communications &amp; Freight Services</b>												
Postage, Freight & Messenger	9	-	52	-	-	-	-	(0)	30	\$91	100	91%
<b>Computer Services - Website Development</b>												
	-	-	-	-	-	-	-	-	-	\$0	1,200	0%
<b>Insurance</b>												
	5,435	-	-	-	-	-	-	-	-	\$5,435	5,435	100%
<b>Printing &amp; Binding</b>												
	-	-	194	-	-	-	-	865	68	\$1,127	200	563%
<b>Subscription &amp; Memberships</b>												
	175	-	-	-	-	-	-	-	-	\$175	175	100%
<b>Legal Services</b>												
Legal - General Counsel	901	-	-	-	3,237	-	7,415	2,150	-	\$13,703	2,500	548%

Prepared by:

**JPWARD and Associates, LLC**

Unaudited

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2022**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	\$0	-	N/A
<b>Other General Government Services</b>												
Engineering/ Asset Mgmt Services	-	3,724	3,384	-	6,318	2,917	3,367	9,498	11,740	\$40,948	8,000	512%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	11,750	\$11,750	-	N/A
NPDES	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	\$0	-	N/A
<b>Stormwater Management Services</b>												
Wetland Lake Maintenance											-	N/A
Wetland Preservation Maintenance	-	6,405	6,405	-	1,125	6,405	-	6,405	-	\$26,745	76,860	35%
Lake Maintenance	-	1,125	2,250	-	-	1,125	1,125	1,125	1,125	\$7,875	15,000	53%
Detention Area Maintenance	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Path Mowing/Path Shell	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Preserve Maintenance	-	925	9,450	-	925	9,450	-	925	9,450	\$31,125	56,700	55%
Creation Preserve Maintenance											12,000	0%
Enhancement Areas	-	-	-	-	-	-	-	-	-	\$0	29,400	0%
Littoral Shelf Maintenance	-	-	-	-	-	-	-	-	-	\$0	2,800	0%
Ditch Maintenance											3,700	0%
Stormwater Inspections/Maintenance	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Fountain Service/Maintenance	-	-	-	-	-	-	-	-	-	\$0	6,000	0%
Roadway Lighting/Maintenance	-	-	-	-	-	965	-	-	-	\$965	3,000	32%
<b>Parks and Recreation</b>												
Amenities Maintenance												
Snack Shack/Maintenance Building	-	-	-	-	-	14,656	-	-	-	\$14,656	-	N/A
Playground/Dog Park/Shelter Maint.	-	-	-	-	-	1,733	-	-	-	\$1,733	-	N/A
Outdoor Sport Courts Maintenance	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Electric (Irrigation, Snack/Maint Bldg)	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Water/Sewer Park	-	-	-	-	-	-	-	-	-	\$0	-	N/A
<b>Landscaping Services</b>												
Professional Services												
Grounds Contract	450	450	450	-	1,150	15,106	14,656	14,656	14,656	\$61,575	131,904	47%
Grounds - Sod/Seed/Plant/Shrub	-	-	-	-	1,634	-	95,495	-	2,000	\$99,129	-	N/A
Grounds - Mulch	-	-	-	-	-	-	6,830	-	-	\$6,830	15,000	46%

Prepared by:

**JPWARD and Associates, LLC**

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**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2022**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Replanting Materials/Supplies	-	-	-	-	-	-	1,560	-	-	\$1,560	80,000	2%
Grounds - Community Park Mow	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Irrigation Maintenance & Repair	-	-	-	-	-	-	-	246	1,589	\$1,835	1,000	184%
<b>Contingencies (5% of Field Operations)</b>	-	-	-	-	-	-	-	-	-	\$0	-	N/A
<b>Reserves</b>												
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	-	\$0	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	-	-	-	-	\$0	-	N/A
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	\$0	-	
<b>Sub-Total:</b>	<b>13,203</b>	<b>19,039</b>	<b>28,205</b>	<b>6,000</b>	<b>29,703</b>	<b>58,357</b>	<b>137,448</b>	<b>41,870</b>	<b>58,410</b>	<b>\$392,235</b>	<b>541,619</b>	72%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 13,203</b>	<b>\$ 19,039</b>	<b>\$ 28,205</b>	<b>\$ 6,000</b>	<b>\$ 29,703</b>	<b>\$ 58,357</b>	<b>\$ 137,448</b>	<b>\$ 41,870</b>	<b>\$ 58,410</b>	<b>\$392,235</b>	<b>\$ 541,619</b>	72%
Net Increase/ (Decrease) in Fund Balance	(13,203)	176,880	10,605	101,827	(19,823)	(57,419)	(135,884)	(41,870)	(56,682)	-\$35,570	9,476	
Fund Balance - Beginning	78,230	65,027	241,907	252,511	354,338	334,515	277,096	141,213	99,342	\$78,230	-	
<b>Fund Balance - Ending</b>	<b>\$ 65,027</b>	<b>\$ 241,907</b>	<b>\$ 252,511</b>	<b>\$ 354,338</b>	<b>\$ 334,515</b>	<b>\$ 277,096</b>	<b>\$ 141,213</b>	<b>\$ 99,342</b>	<b>\$ 42,660</b>	<b>\$42,660</b>	<b>\$ 9,476</b>	

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2019**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2022**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>												
Interest Account	-	-	-	-	-	-	-	0	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	0	-	N/A
Reserve Account	2	2	2	2	2	2	2	2	2	18	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	2	0	0	3	3	4	4	1	19	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>												
Special Assessments - On Roll	-	532,676	105,519	293,165	26,862	2,549	4,252	-	4,698	969,721	954,397	102%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>												
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3</b>	<b>\$ 532,679</b>	<b>\$ 105,521</b>	<b>\$ 293,167</b>	<b>\$ 26,867</b>	<b>\$ 2,554</b>	<b>\$ 4,259</b>	<b>\$ 6</b>	<b>\$ 4,702</b>	<b>\$ 969,758</b>	<b>\$ 954,397</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Debt Service</b>												
<b>Principal Debt Service - Mandatory</b>												
Series 2019	-	-	-	-	-	-	-	325,000	-	325,000	325,000	100%
<b>Principal Debt Service - Early Redemptions</b>												
Series 2019	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>												
Series 2019	-	315,705	-	-	-	-	-	315,705	-	631,410	631,410	100%
<b>Operating Transfers Out (To Other Funds)</b>												
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 315,705</b>	<b>\$ -</b>	<b>\$ 956,410</b>	<b>\$ 956,410</b>	<b>N/A</b>						
Net Increase/ (Decrease) in Fund Balance	3	216,974	105,521	293,167	26,867	2,554	4,259	-	4,702	13,348	(2,013)	
Fund Balance - Beginning	830,309	830,312	1,047,287	1,152,808	1,445,975	1,472,842	1,475,396	1,479,654	1,479,654	830,309	-	
<b>Fund Balance - Ending</b>	<b>\$ 830,312</b>	<b>\$ 1,047,287</b>	<b>\$ 1,152,808</b>	<b>\$ 1,445,975</b>	<b>\$ 1,472,842</b>	<b>\$ 1,475,396</b>	<b>\$ 1,479,654</b>	<b>\$ 1,479,654</b>	<b>\$ 1,484,356</b>	<b>\$ 843,657</b>	<b>\$ (2,013)</b>	

**LT Ranch Community Development District**  
**Capital Projects Fund - Series 2019**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2022**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Interest Income</b>												
Construction Account	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Developer Contributions</b>	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Executive</b>												
Professional Management	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Other Contractual Services</b>												
Trustee Services	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Printing &amp; Binding</b>	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Capital Outlay</b>												
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Cost of Issuance</b>												
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Underwriter's Discount</b>	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ (361,394)	\$ -
<b>Fund Balance - Ending</b>	<b>\$ (361,394)</b>	<b>\$ (361,394)</b>	<b>\$ 703,572</b>	<b>\$ (361,394)</b>	<b>\$ -</b>							