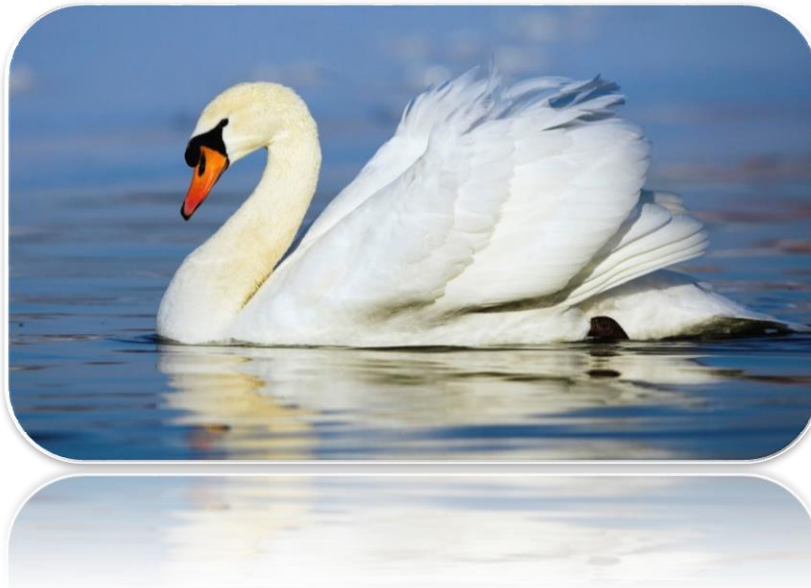


LT RANCH COMMUNITY DEVELOPMENT DISTRICT



REGULAR MEETING AGENDA

MAY 14, 2024

PREPARED BY:

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

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

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

May 7, 2024

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 **Tuesday, May 14, 2024**, at **1:00 P.M.** at the offices of **Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232**.

The following Webex link and telephone number are provided to join/watch the meeting remotely:

<https://districts.webex.com/districts/j.php?MTID=m0741500bc66ed9ffe7ba0cff490ea573>

Access Code: **2345 205 3777**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2345 205 3777**, password: **Jpward (579274** from phones) to join the meeting.

Agenda Item

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. April 9, 2024 –Regular Meeting Minutes.
3. Consideration of **Resolution 2024-10**, a Resolution of the Board of Supervisors approving the Proposed Fiscal Year 2025 Budget and setting the Public Hearing on **Tuesday, July 9, 2024**, at **1:00 P.M.** at the offices of **Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232**.
4. Consideration of **Resolution 2024-11**, a Resolution of the Board of Supervisors Designating **Tuesday, November 12, 2024**, at **1:00 P.M.** at the offices of **Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232** for a Landowners' Meeting and Election; Providing for publication; Establishing forms for the Landowner Election; and providing for severability and an effective date.
5. Consideration of **Resolution 2024-12**, a Resolution of the Board of Supervisors of the LT Ranch Community Development District implementing Section 190.006(3)(c), Florida Statutes, and requesting that the Sarasota County Supervisor of Elections begin conducting the District's General

- Elections; Providing for compensation; setting forth the terms of office; authorizing Notice of the Qualifying period; and providing for severability and an effective date.
6. Consideration of **Resolution 2024-13**, a Resolution of the Board of Supervisors Authorizing, Confirming, and Approving the acceptance of Improvements; and addressing severability and an effective date.
 7. Consideration of **Resolution 2014-14**, a Resolution of The Board of Supervisors of the LT Ranch Community Development District Ratifying the Actions Of District Staff relative to the Acceptance of responsibility for the perpetual operation and maintenance of certain portions of the Stormwater Management System (Resolution to be provided prior to the meeting).
 8. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Asset Manager.
 - IV. District Manager.
 - a) Florida Law changes to Form 1 Filings.
 - b) Supervisor of Elections Qualified Elector Report dated April 15, 2024.
 - c) ***Important Board Meeting Dates for Balance of Fiscal Year 2024.***
 - 1) Candidate Qualifying period: June 10 through June 14, 2024 (Seats 4 & 5).
 - 2) Proposed Public Hearings – Approval of Budget Fiscal Year 2025, July 9, 2024.
 - 3) Last Landowners Election – November 12, 2024 (Seat 3).
 - d) Financial Statement for period ending April 30, 2024 (unaudited).
 9. Supervisor's Requests and Audience Comments.
 10. Public Comments: - Public comment period is for items NOT listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.
 11. Adjournment.

Staff Review

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

The second order of business is the consideration of the Minutes from the April 9, 2024, Regular Meeting.

The third order of business is the consideration of **Resolution 2024-10**, a Resolution of the Board of Supervisors of the District which approves the Proposed Budget for Fiscal Year 2025 and sets the public hearing date, time, and location.

The District's enabling legislation requires the District Manager to submit a Proposed Budget to the Board by June 15th of each year for your review and approval. The approval of the Proposed Budget is only intended to permit the District to move through the process towards adopting the Budget at a Public Hearing scheduled for Tuesday, July 9, 2024, 1:00 P.M. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232.

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

The Public Hearing is scheduled for Tuesday, July 9, 2024, 1:00 P.M. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232.

The fourth order of business is the consideration of **Resolution 2024-11**, a Resolution of the Board of Supervisors Designating **Tuesday, November 12, 2024, at 1:00 P.M.** at the offices of **Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232** for a Landowners' Meeting and Election; Providing for publication; Establishing forms for the Landowner Election; and providing for severability and an effective date.

The fifth order of business is the consideration of **Resolution 2024-12**, a Resolution of the Board of Supervisors of the LT Ranch Community Development District implementing Section 190.006(3)(c), Florida Statutes, and requesting that the Sarasota County Supervisor of Elections begin conducting the District's General Elections; Providing for compensation; setting forth the terms of office; authorizing Notice of the Qualifying period; and providing for severability and an effective date.

The sixth order of business is the consideration of **Resolution 2024-13**, a Resolution of the Board of Supervisors Authorizing, Confirming, and Approving the acceptance of Improvements; and addressing severability and an effective date.

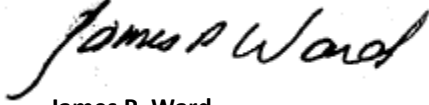
The seventh order of business is the consideration of **Resolution 2014-14**, a Resolution of The Board of Supervisors of the LT Ranch Community Development District Ratifying the Actions Of District Staff relative to the Acceptance of responsibility for the perpetual operation and maintenance of certain portions of the Stormwater Management System.

The eighth order of business are staff reports by the District Attorney, District Engineer, and the District Manager will report on the Financial Statements for the period ending April 30, 2024 (unaudited).

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 by phoning (954) 658-4900.

Sincerely,

LT Ranch Community Development District



James P. Ward
District Manager

The Fiscal Year 2024 Meetings schedule is as follows:

April 9, 2024	May 14, 2024
June 11, 2024	July 9, 2024 – Public Hearings
August 13, 2024	September 10, 2024

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

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

The Regular Meeting of the Board of Supervisors of the LT Ranch Community Development District was held on Tuesday, April 9, 2024, at 1:00 P.M. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota Florida 34232.

Present and constituting a quorum:

John Wollard	Chairperson
Christy Zelaya	Assistant Secretary
Scott Turner	Assistant Secretary
Karen Goldstein	Assistant Secretary

Absent:

Christian Cotter	Assistant Secretary
------------------	---------------------

Also present were:

James P. Ward	District Manager
Jere Earlywine	District Attorney
Ben Steets	Grau and Associates

Audience:

Timothy Hammond
Merrill S.
Mary K.
Jonathan B.
Sandy O.

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

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. James P. Ward called the meeting to order at approximately 1:00 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Cotter, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

November 14, 2023 – Regular Meeting Minutes

Mr. Ward asked if there were any corrections or deletions to the Minutes; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Karen Goldstein, and with all in favor, the September 19, 2023 Regular Meeting Minutes were approved.

Mr. Ward indicated the audience members present would be given opportunities to comment and ask questions during the meeting regarding the various agenda items and at the end of the meeting the audience members would be given an opportunity to discuss anything which was not included in the agenda.

THIRD ORDER OF BUSINESS

Consideration of Audited Financial Statements

Consideration of the Acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2023

Mr. Ward introduced Mr. Ben Steets with Grau and Associates.

Mr. Ben Steets with Grau and Associates indicated this audit was performed in accordance with the standards set by the Florida Auditor General and the generally accepted auditing standards. He declared the auditor's opinion was clean, which meant Grau and Associates believed the financial statements were fairly presented in accordance with generally accepted accounting principles (GAP). He stated there were no instances of noncompliance with Florida Statutes and there were no findings. He concluded the District was in compliance, Grau issued a clean opinion, and there were no findings.

On MOTION made by John Wollard, seconded by Scott Turner, and with all in favor, Audited Financial Statements for the Fiscal Year ended September 30, 2023 were accepted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-4

Consideration of Resolution 2024-4, a Resolution of the Board of Supervisors Reaffirming, Restating and Re-Establishing the District's Adoption of an Electronic Records Policy and a Policy on the use of Electronic Signatures; addressing severability, conflicts and an effective date

Mr. Ward stated Resolution 2024-4 updated the District's electronic records policy to bring it into alignment with some minor changes to State Statute. He asked if there were any questions from the Board or audience; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Christy Zelaya, and with all in favor, Resolution 2024-4 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2024-5**

Consideration of Resolution 2024-5, a Resolution of the Board of Supervisors Designating the firm of Holland & Knight LLP as Bond Counsel; Providing for severability and invalid provisions; providing for conflict and providing for an effective date

Mr. Ward: Items 5, 6 and 7 are all tied together. The first one is Resolution 2024-5 which designates the firm of Holland & Knight as Bond Counsel for the purposes of issuing your Series 2024 Bonds that we will discuss in a few moments. This is the final series of bonds that you will do. The individual that is representing Holland & Knight is Denise Ganz. She has been with us since the inception of this District. She has recently changed firms to Holland & Knight, so all we are doing is reappointing the same individual. He asked if there were any questions from the Board or audience; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Karen Goldstein, and with all in favor, Resolution 2024-5 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2024-6**

Consideration of Resolution 2024-6, a Resolution of the LT Ranch Community Development District Authorizing The Issuance Of Not Exceeding \$10,000,000 in aggregate principal amount of its Capital Improvement Revenue Bonds, Series 2024 (Phase IIB Assessment Area) to finance a portion of a series project consisting of certain Public Infrastructure and Facilities benefiting District Lands, funding necessary reserves for the Series 2024 Bonds and paying Costs of Issuance of the Series 2024 Bonds; Approving a Fourth Supplemental Indenture in connection with the Series 2024 Bonds and authorizing the execution thereof; ratifying the appointment of a Trustee, Paying Agent and Bond Registrar for the Series 2024 Bonds; Providing for redemption of the Series 2024 Bonds; Authorizing the application of the proceeds of the Series 2024 Bonds; Approving The Form, and Authorizing Execution, of a Bond Purchase Contract providing for the negotiated sale of the Series 2024 Bonds; Delegating to the Chairperson or Vice-Chairperson, or in their absence any member of the Board Of Supervisors, The Authority to award the Series 2024 Bonds within the parameters specified herein; approving the form, and authorizing the use, of a Preliminary Limited Offering Memorandum for the Series 2024 Bonds; Approving the distribution of a Final Limited Offering Memorandum for the Series 2024 Bonds and the execution thereof; approving the form, and authorizing execution, of a Continuing Disclosure Agreement for the Series 2024 Bonds; authorizing preparation of Preliminary and Final Supplemental Assessment Methodology Reports and the use of such reports and the Supplemental Engineer's Report described herein in the Preliminary Limited Offering Memorandum and Final Limited Offering Memorandum, as applicable; providing for miscellaneous matters and authority; providing for severability; and providing an effective date

Mr. Ward explained this Resolution financed the improvements related to the final phase, phase 2B, 196 units for which the infrastructure was primarily completed. He asked Ms. Denise Ganz to review the Resolution.

Ms. Denise Ganz explained this Resolution put into place the authorization for the District's finance team to move forward to accomplish the issuance of the last series of bonds to complete the funding of the public CIP. She explained as part of this, a Master Trust Indenture was executed in 2019 and now the Trust Indenture would be supplemented to provide for the issuance of the 2024 Bonds which would be payable from assessments levied in a portion of the District referenced as Phase 2B. She noted this Resolution approved the execution and delivery of a fourth supplemental trust indenture, ratified the appointment of US Bank, the trust company, as the successor trustee under the Indenture which would ultimately set forth the terms and conditions of the bonds. She stated the Resolution authorized the financing of the Series 2024 project which was described in the Engineer's Report, authorized the issuance of the bonds, and provided for the application of the proceeds of the bonds as set forth in the Indenture, authorized the negotiated sale of the bonds, and approved the form of the Bond Purchase Agreement. She discussed the forms approved through the Resolution including a Preliminary Limited Offering Memorandum, the Continuing Disclosure Agreement, the Supplemental Assessment Report, Final Limited Offering Memorandum, as well as the Supplemental Engineering Report, and a General Miscellaneous Authorization.

Mr. Ward explained these bonds would not affect any existing bond issues in place, or any homes which have been sold at this point. He explained these bonds were for a new development phase for the District. He asked if there were any questions from the Board or the audience.

Mr. ____ 11:24: *The area you are talking about is an extension off of what was currently there that they are trying to build out right now. Is that correct?*

Mr. ____ 11:34: *It's the new area that just recently was asphalted.*

Mr. ____ 11:49: *Does it involve Lorraine Road at all?*

Mr. ____ 11:50: *Lorraine Road wouldn't be included. It's just the lots that we control, but it would be the lots adjacent to Lorraine Road, just west of the models.*

Mr. ____ 12:00: *So, Lorraine Road isn't part of the CDD at all?*

Mr. ____ 12:02: *Not a part of the bond issuance.*

On MOTION made by John Wollard, seconded by Scott Turner, and with all in favor, Resolution 2024-6 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-7

Consideration of Resolution 2024-7, a Resolution setting forth the specific terms of the District's Special Assessment Revenue Bonds, Series 2024 (Phase IIB Assessment Area); making certain additional findings and confirming and/or adopting an Engineer's Report and a Supplemental Assessment Report; Delegating authority to prepare final reports and update this Resolution; Confirming the maximum Assessment Lien securing the Bonds; Addressing the allocation and collection of the Assessments securing the Bonds; Addressing prepayments; addressing True-Up

190 **payments; Providing for the Supplementation of the Improvement Lien book; and providing for**
191 **conflicts, severability and an effective date**

192
193 Mr. Ward asked Mr. Earlywine to review this Resolution.

194
195 Mr. Jere Earlywine explained Resolution 2024-7 delegated authority with respect to the assessments.
196 He explained the bonds would be priced, and then would close; in the meantime, the assessments which
197 were levied over the new area would only be paid by the residents in the new area. He stated the
198 assessments needed to be lined up with the bonds issued, so as soon as the bonds were priced, the
199 assessments, by virtue of this Resolution would be set forth in the attachment to the Resolution and in
200 line with the final pricing. He stated the Resolution adopted the Preliminary Special Assessment
201 Methodology, the Supplemental Engineer's Report, and authorized Staff to update these reports once
202 final pricing was obtained. He stated Section 5 addressed the allocation and collection of the
203 assessments, Section 7 addressed prepayment, Section 8 incorporated the True Up payment
204 proceedings, and the balance of the proceedings were administrative.

205
206 Mr. Ward asked if there were any questions from the Board or Audience; hearing none, he called for a
207 motion.

208
209 **On MOTION made by John Wollard, seconded by Christy Zelaya, and**
210 **with all in favor, Resolution 2024-7 was adopted, and the Chair was**
211 **authorized to sign.**

212
213
214 **EIGHTH ORDER OF BUSINESS**

Consideration of Resolution 2024-8

215
216 **Consideration of Resolution 2024-8, a Resolution of the Board of Supervisors of the LT Ranch**
217 **Community Development District Approving the conveyance of certain Real Property to Sarasota**
218 **County; Approving the deed; and addressing severability, conflicts, and an effective date**

219
220 Mr. Ward stated Resolution 2024-8 approved conveyance of certain real estate properties and assets to
221 the District which previously were funded from other bond issues. He noted these included land
222 transfers for access easements along some of the public roadways within the community, outside of the
223 gated area.

224
225 Mr. Earlywine concurred. He stated this was ratification of prior deeds and such.

226
227 Mr. Ward asked if there were any questions.

228
229 *Mr. ____ 16:28: The property that you are reconveying to the County is property that's already been*
230 *purchased and then paid for, and you are giving back to the County. Is that correct?*

231
232 *Mr. Ward: No. This is private – I call it public roadways. You have a few roads outside of your gated*
233 *area.*

234
235 *Mr. Wollard: Anything leading up to the gates is considered public. Anything inside the gates is*
236 *considered private.*

Mr. Earlywine: The Lorraine Road improvements done out there, there's a new Lorraine Road extension, Taylor Morrison basically is footing the bill for that. There are some maintenance responsibilities along Lorraine, but that's about the extent of the Lorraine Road improvements, for the extension anyway.

Mr. Ward: These conveyances simply transfer the balance of the right-of-way to the CDD. It doesn't go anywhere else, and they haven't been paid for by anyone else.

On MOTION made by John Wollard, seconded by Scott Turner, and with all in favor, Resolution 2024-8 was adopted, and the Chair was authorized to sign.

Mr. Ward: I am going to have to add a Resolution to your agenda. We will call it 2024-9. There are two professional members of the team, Denise's Firm was one of them, and MBS Capital Markets which have done your bond issues for the 2019 Series, and the 2022 Series, and is working on the 2024 Series. We retained them in 2019. Every time they do a bond issue we do a new retainer agreement for that specific bond issue. I will ask that you approve in form Resolution 2024-9 which will essentially mirror the one we did earlier for Denise's firm but would use MBS Capital Markets as the Firm for the District, retaining for the purposes of the Series 2024 Bonds. All of the disclosures, the conflicts of interest, and their scope of service, are consistent with what we did for the 2019 and 2022 bonds. He asked if there were any questions from the Board or the audience; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Karen Goldstein, and with all in favor, Resolution 2024-9 was adopted, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

a) New performance requirements for CDDs

Mr. Earlywine: We are working on some project completion related items. I think we've already covered the new ethics requirements. There are also some new government accountability reporting requirements that will be coming out of the current legislative session. It's just some additional tracking and reporting for the District. We are just focused on getting the bonds issued right now and then working on project completion for the next couple of months on the parts of the project that have been done.

II. District Engineer

No report.

III. District Asset Manager

a) Field Managers Report February 1, 2024

b) Field Managers Report March 1, 2024

No report.

IV. District Manager

- a) Florida law changes for Form 1 filings
- b) Important Board Meeting Dates for Balance of Fiscal Year 2024
 - i. Candidate Qualifying period: June 10 through June 14, 2024 (Seats 4 & 5)
 - ii. Proposed Public Hearings – Approval of Budget Fiscal Year 2025, July 9, 2024
 - iii. Last Landowners Election – November 12, 2024 (Seat 3)
- c) Financial Statement for period ending January 31, 2024 (unaudited)
- d) Financial Statement for period ending February 29, 2024 (unaudited)
- e) Financial Statement for period ending March 31, 2024 (unaudited)

Mr. Ward: I know we've gone over this before, just remember your Form 1 filings are all electronic this year on the State's ethics website. We have sent you the link for the website. Your names have already been inserted in there. You will get emails from them directly. You must file your Form 1 by July of this year. Remember you do not have ethics training required for the Form 1 that's due July 1. The July 1 Form 1 is for calendar year 2023. The form becomes late as of September 30 of this year. After that date you will begin to accrue a \$50 dollar per day fine from the Ethics Commission from lack of filing. You can accrue up to \$1,500 dollars so I would strongly encourage you to do that. We will again send you the links for the ethics training. There is 2 hours of ethics training, 1 hour of Sunshine Law, and 1 hour of public records. You must do the training this year for the Form 1 that you file July 1, 2025. It's pretty easy. We'll send you the links again. Just make sure you do it and make sure you check the box on next year's form.

TENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Ward asked if there were any supervisor's requests; there were none. He asked if there were any audience members present in person or by audio or video with any questions or comments.

Mr. _____ 23:14: We have been walking on the trails, and it would help if we had markers on the trails for which direction to take for what part of the trail you are going to. For example, if you come to a "Y" you don't know what's to the left and what's to the right. There are multiple things like that. It would help to know where to go. The second item is it would be nice to have some benches placed periodically along the trail. Not everybody is able to walk the entire 27 miles. In terms of Lorraine Road, I think there's a lot of confusion about what the CDD is responsible for and what's going to happen with that and then the new development that's going in there with the HHH Ranch. They are going to make that now a 4 lane road and Clark is going to become eventually a 6 lane road, and the roundabout is going to disappear. Will the HHH Ranch participate in paying for all of those revisions or not?

Mr. Wollard: We, Taylor Morrison and the CDD, have an agreement with Sarasota County to widen Lorraine road, to take it from the 2 lane configuration to a 4 lane configuration. The two additional lanes are put in the inside of the median, so some of the sod in the landscape beds will get pulled out and two extra lanes will go in. Taylor Morrison is the cashflow cow through the conduit of the CDD. So, Taylor Morrison is in essence going to pay for it, convey it to the CDD, the CDD then conveys it to the County, and the County in turn gives the CDD back mobility fee credits and then the CDD in turn returns those

back to Taylor Morrison. Impact fee credits are basically applied on a permit by permit basis, so every home that we submit a building permit for, there is roughly \$4,000 to \$5,000 dollars of roadway impacts that are assigned to every permit, so we just have this bucket of \$2 million dollars of credits that we will apply for as we go.

Mr. Earlywine: The one thing I would add, the reason the County wanted the CDD involved is they wanted the CDD to do the construction, so the CDD will actually be the owner for purposes of bidding out the contract and running the construction, but Taylor Morrison is footing the entire bill, so any impact fee credits would go back to Taylor Morrison. The CDD is not spending anything on the project. It was a County request. I think they liked the idea of having a government entity do the construction.

Mr. ____26:40: So, HHH Ranch has no part even though they are going to be using that road?

Mr. Wollard: No. They are not participating in the widening project. Neal Communities, who is processing the rezone that's going through planning commission has a CDD, Sarasota Lakes CDD. They also have an agreement going further south of Sky Ranch Lorraine is going to continue and it goes through a few different landowner's parcels, so each of their CDDs have separate agreements which I can't talk to because I don't know the details, but they have separate agreements with the CDD. So, there is some participation, but in the segment that were talking about, the four lanes adjacent to Sky Ranch, there is no participation from HHH.

Mr. ____27:12: What about the School District because they're using the roads there. Are they paying for any portion of the improvements?

Mr. Wollard: Not necessarily paying for the widening. Again, the County is basically asking Taylor Morrison to do these improvements and in return we are getting paid back for it, dollar for dollar. We are not spending anything extra or passing any costs through to residents. I know that the County has a couple of different connections they are making to Lorraine Road, so they are paying for those connections they are making, as well as some turn lanes that they have to cut in to make the left turn out of the school onto Lorraine Road northbound.

Ms. Sandy O.: I was wondering if there were any drawings or pictures available on this Lorraine Road. It looks like in some areas, when you add two lanes that all that landscaping in the middle will be gone. I'm just trying to get my head around what it's going to look like once that widening is done.

Mr. Wollard: We have civil engineering plans that are not very fun to look at. Let me think of the best way to show you. There will be in certain cases where the two lane condition is turning to a four lane condition but there is also a turn lane added to that where the median gets very narrow, some of the landscaping will go away, but those are very limited scenarios where you have a turn lane going into Sky Ranch off of Lorraine. Let me find out the dimensions once the two lanes are added and that will help clarify how much landscape is remaining in the median.

Ms. Sandy O.: I have some financial questions. The first was about the insurance line item. I know when the budget was done originally at the meeting it was thought there was lots of cushion in it and it looked pretty good, but the insurance has a \$10,000 dollar budget, and in the first month there is a \$68,000 dollar expense.

Mr. Ward: Correct. The insurance premium – this has occurred in a number of my Districts along the west coast – primarily it's because all of the assets that were added last year have come online for purposes of insurance and was 90% of the driver for the cost of the insurance cost going up for Fiscal Year 2024 that we are in. Some of the cost increase is due to the fact that the number of hurricanes that have hit the west coast of Florida has affected some of the premiums that we are experiencing. I do not expect that number to change much going into the 2025 budget year. It should remain relatively constant based on adding all of the assets in the current year we are in.

Mr. Sandy O.: There is also a line item for reserves that has a budget of \$250,000 dollars, but nothing so far in the current half year.

Mr. Ward: The reserve is budgeted as a line item to build funds to be able to fund any expenses associated with any hurricane damage. Over the last couple of years all of the damage that was done by hurricanes the District did not have any money to fund that. That was all funded by Taylor Morrison. They did not ask for that money to be returned to them. It was a significant amount of money, so we are starting in 2024 to build a reserve. I anticipate that to go to \$1 million dollars over the next couple of years. The \$250,000 dollars in the current year has been funded by Taylor Morrison.

Ms. Sandy O.: There is nothing there for any expense. There won't be anything there?

Mr. Ward: No. In a government the way we build a reserve is we budget for it and assess for it. In this particular instance we build it into the budget. At the end of the year, we will have a quarter of a million dollars left over, and that will just appear as a reserve for the following years. He asked if there were any other questions; there were none.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 1:35 p.m.

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

LT Ranch Community Development District

James P. Ward, Secretary

John Wollard, Chairperson

RESOLUTION 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LT RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the LT Ranch Community Development District (the "Board"), a proposed Budget for Fiscal Year 2025; and

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

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

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

SECTION 2. APPROVAL OF THE PROPOSED BUDGETS. The proposed Budgets submitted by the District Manager for Fiscal Year 2025 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

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

DATE: Tuesday, July 9, 2024
HOOR: 1:00 P.M.
LOCATION: Taylor Morrison
551 Cattlemen Road, Suite 200
Sarasota, Florida 34232

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

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

RESOLUTION 2024-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF LT RANCH
COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED
BUDGET FOR FISCAL YEAR 2025 AND SETTING A PUBLIC HEARING
THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY;
PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

PASSED AND ADOPTED by the Board of Supervisors of the LT Ranch Community Development District this 14th day of May 2024.

ATTEST:

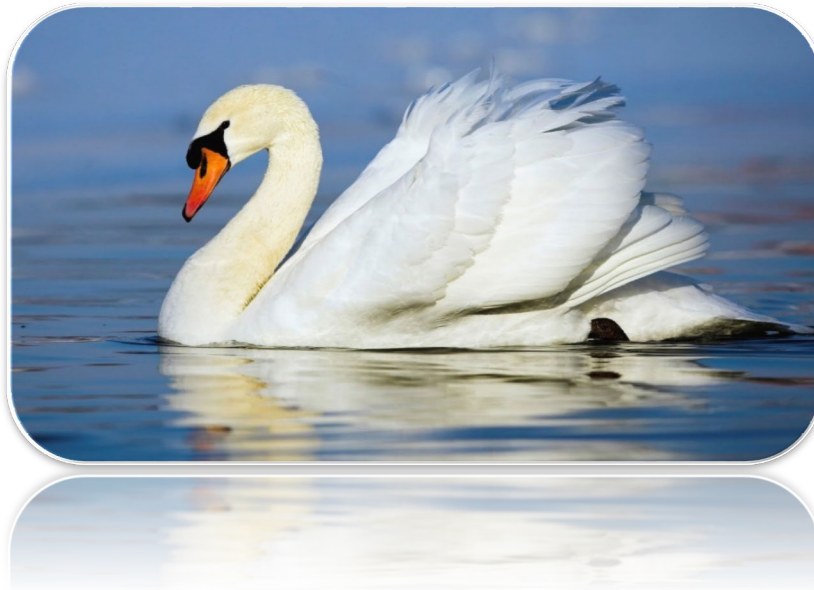
**LT RANCH COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

John Wollard, Chairperson

Exhibit A: Fiscal Year 2025 Proposed Budget

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2025

PREPARED BY:

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

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

LT Ranch Community Development District
General Fund - Budget (Line Item)
Fiscal Year 2025

Description	Fiscal Year 2024 Budget	Actual at 04/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget	Description
Revenues and Other Sources					
Carryforward					
Taylor Morrison Funded Cash	\$ (162,626)	\$ -	\$ -	\$ (162,626)	Required to meet obligations (Cash Added) Funded over Two Fiscal Years
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	Interest on General Bank Account
Assessment Revenue					
Assessments - On-Roll	\$ 1,774,106	\$ 1,685,677	\$ 1,774,106	\$ 2,376,638	Assessments from Property Owner's
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	
Developer Funding					
Developer Loan Proceeds	\$ -	\$ -	\$ -	\$ -	Funds Operations Shortfalls for Fiscal Year 2023
Developer Funding for Carryforward	\$ 162,626	\$ 162,626	\$ 162,626	\$ 162,626	Developer Partial Funding for 1st Quarter Operations
Developer Funding - Initial Reserve	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	Developer Start up Funding for Reserve
Total Revenue & Other Sources	\$ 2,024,106	\$ 2,098,303	\$ 2,186,732	\$ 2,626,638	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Required Statutory Fees (Waived by Board)
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (If applicable)
Executive					
Professional - Management	\$ 45,000	\$ 26,250	\$ 45,000	\$ 50,000	District Manager
Financial and Administrative					
Audit Services	\$ 4,400	\$ 5,800	\$ 5,800	\$ 5,900	Statutory Required Audit Yearly
Accounting Services	\$ 27,000	\$ 15,750	\$ 27,000	\$ 36,800	All Funds
Assessment Roll Preparation	\$ 25,500	\$ 14,875	\$ 25,500	\$ 36,200	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 500	\$ 1,500	\$ 1,500	\$ 1,500	bonds
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	Statutory Required Legal Advertising
Trustee Services	\$ 6,695	\$ 12,631	\$ 12,631	\$ 17,600	Trustee Fees for Bonds
Dissemination Agent Services	\$ 5,000	\$ 3,100	\$ 6,500	\$ 8,000	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	Fees to place assessment on tax bills
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 200	\$ 11	\$ 200	\$ 200	Agenda Mailings and other misc mail
Computer Services (Web Site)	\$ 2,000	\$ 300	\$ 600	\$ 2,000	Statutory Maintenance of District Web Site
Insurance	\$ 10,000	\$ 68,694	\$ 68,694	\$ 70,000	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 600	\$ -	\$ 300	\$ 400	Agenda Books and Misc Copies

LT Ranch Community Development District
General Fund - Budget (Line Item)
Fiscal Year 2025

Description	Fiscal Year 2024 Budget	Actual at 04/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget	Description
Rentals and Leases					Meeting Room Rentals
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Bank Service Fees	\$ 250	\$ 259	\$ 600	\$ 600	Bank Fees - Governmental Bank Account
Legal Services					
General Counsel	\$ 7,500	\$ 5,733	\$ 15,000	\$ 30,000	District Attorney
Other Services - As Needed	\$ -	\$ -	\$ -	\$ -	District Attorney
Other General Government Services					
Engineering Services	\$ 7,500	\$ 15,592	\$ 18,092	\$ 15,000	District Engineer
	\$ 144,320	\$ 170,669	\$ 229,592	\$ 276,375	
Emergency & Disaster Relief Services					
Hurricane Ian	\$ -	\$ -	\$ -	\$ -	Cleanup/Restoration due to Hurrican Ian
Sub-Total:	\$ -	\$ -	\$ -	\$ -	
Conservation and Resource Management (Re-Use Community Irrigation Water)					
Re-Use System					
Utility Services					
Re-Use Water (Sarasota County)	\$ 23,400	\$ 15,894	\$ 31,788	\$ 36,450	Rate \$.27/1,000 gallons (max is 712,000/day) Budget estimate inc. to 375,000 from 250,000GPI
Repairs and Maintenance					
Irrigation System (Line Distribution)	\$ 7,000	\$ 370	\$ 5,000	\$ 12,000	Repair broken main line and valves
Irrigation System (Pump Station)	\$ 14,000	\$ 3,774	\$ 6,774	\$ 16,000	Monitoring and repairs as needed.
Sub-Total:	\$ 44,400	\$ 20,038	\$ 43,562	\$ 64,450	
Stormwater Management Services					
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional Services					
Asset Management	\$ 28,000	\$ 14,000	\$ 28,000	\$ 57,200	Field Operations Manager
Repairs & Maintenance					
Aquatic Weed Control	\$ 54,000	\$ 31,331	\$ 54,996	\$ 94,000	Periodic Spraying of Lakes. (22) new lakes were added.
Littoral Shelf - Invasive Plant Control	\$ 12,800	\$ -	\$ -	\$ -	Included in Aquatic Weed Control for FY 2025
Lake Bank Maintenance	\$ 18,000	\$ -	\$ -	\$ -	Included in Aquatic Weed Control for FY 2025
Detention Area Maintenance	\$ 4,200	\$ 925	\$ 1,850	\$ 4,200	Periodic maintenance of dry detention areas
Water Quality Testing	\$ -	\$ -	\$ -	\$ 17,000	Periodic testing of lakes in water management system (3 Reports/Year)
Littoral Shelf Plantings	\$ 3,000	\$ 2,184	\$ 3,744	\$ 8,000	Periodic replacement of littoral shelf plantings. (Includes Additional Lakes)
Control Structures, Catch Basins & Outfalls	\$ 27,500	\$ 3,500	\$ 27,500	\$ 50,000	Inspection/Cleaning of Drainage Structures

LT Ranch Community Development District
General Fund - Budget (Line Item)
Fiscal Year 2025

Description	Fiscal Year 2024 Budget	Actual at 04/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget	Description
Preserve Services					
Wetland Maintenance	\$ 70,500	\$ 30,425	\$ 64,000	\$ 158,900	Preserve Maintenance four (4) times a year. (7) new wetland areas were added
Enhancement Area Maintenance	\$ 55,000	\$ 31,725	\$ 63,450	\$ 86,400	Preserve Maintenance six (6) times a year (9) new areas were added.
Creation Areas Maintenance	\$ 4,000	\$ 4,787	\$ 33,509	\$ 60,900	Preserve Maintenance (2) new areas were added.
Shell Path Regrading	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	Yearly Maintenance
Green Way Maintenance	\$ 20,000	\$ 6,963	\$ 35,688	\$ 27,600	Green Way Creation Area Maintenance and Landscaping
Contingencies	\$ 28,400	\$ -	\$ -	\$ 20,880	4% of Repairs and Maintenance Items
Operating Supplies	\$ -	\$ -	\$ -	\$ -	- None Required
Capital Outlay	\$ -	\$ -	\$ -	\$ -	- None Required
Sub-Total:	\$ 340,400	\$ 125,839	\$ 327,737	\$ 600,080	
Road & Street Facilities - Lorraine Road/Skye Ranch Blvd./Latimer St./Luna Lane					
Professional Services					
Asset Management	\$ 12,500	\$ 6,250	\$ 12,500	\$ 28,600	Field Operations Manager
SWFWMD Reporting - Re-Use System	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	Re-Use Reporting periodically for SWFWMD Permit Requirement
Utility Services					
Electric - Street Lights	\$ 12,600	\$ 5,397	\$ 9,252	\$ 12,600	Power Service
Irrigation Water	\$ 16,140	\$ -	\$ -	\$ -	- Re-use water moved to GL 5374301
Repairs & Maintenance					
Landscape Maintenance					
Lorraine Blvd	\$ 290,000	\$ 146,814	\$ 284,208	\$ 456,000	Lorraine Road (Added Phase to South)
Skye Ranch Road, Latimer St. & Luna Lane	\$ 99,000	\$ 49,256	\$ 98,512	\$ 100,000	Skye Ranch Blvd., Latimer St., & Luna Lane
Pressure Cleaning	\$ 20,000	\$ 1,125	\$ 15,125	\$ 35,000	Yearly Side walks, curbs and gutters pressure cleaning (Luna Lane, & Autumn Breeze, Lorraine
Frost Damage	\$ -	\$ -	\$ -	\$ -	- Unusual Frost in FY 2022 Line Item removed
Vehicular Damage	\$ 26,000	\$ 1,231	\$ 4,000	\$ 8,000	Damage from Vehicular Traffic
Tree Trimming	\$ 13,000	\$ 15,363	\$ 15,363	\$ 35,000	Yearly trimming of Branches (Adding Hardwoods for FY 2025)
Landscape Replacements	\$ 24,000	\$ 5,532	\$ 9,483	\$ 24,000	Yearly replacements of plants as needed
Mulch Installation	\$ 44,000	\$ 24,478	\$ 24,478	\$ 50,000	One (1) full mulch yearly and 1 touch up
Annuals	\$ 19,000	\$ 15,413	\$ 30,825	\$ 25,000	Four (4) times per year
Roadway Lighting	\$ 8,000	\$ -	\$ -	\$ 5,000	Periodic repairs as needed to street lights as needed.
Landscape Lighting	\$ -	\$ -	\$ -	\$ -	- No Lighting
Fountain Services	\$ -	\$ -	\$ -	\$ -	- N/A
Irrigation Repairs	\$ -	\$ 1,785	\$ 3,569	\$ 5,000	Periodic repairs as needed
Contingencies	\$ 54,300	\$ 4,405	\$ 20,000	\$ 29,720	4% of Repairs and Maintenance
Operating Supplies	\$ -	\$ -	\$ -	\$ -	- N/A for FY 2025
Capital Outlay	\$ -	\$ -	\$ -	\$ -	- N/A for FY 2025
Contingencies	\$ -	\$ -	\$ -	\$ -	- Moved to another line item in FY 2024
Sub-Total:	\$ 641,540	\$ 277,048	\$ 530,316	\$ 816,920	
Community Park (CP1 - Turner Park)					

LT Ranch Community Development District
General Fund - Budget (Line Item)
Fiscal Year 2025

Description	Fiscal Year 2024 Budget	Actual at 04/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget	Description
Professional Services					
Asset Management	\$ 15,500	\$ 7,750	\$ 15,500	\$ 25,800	Field Operations Manager
Park Staffing	\$ 40,000	\$ 20,000	\$ 40,000	\$ 43,120	P/T Operations 3 times per week
Utility Services					
Electric					
Parking Lot Lighting	\$ 4,000	\$ -	\$ -	\$ -	Removed in FY 2025 (No Parking Lot Lighting)
Snack Shack Lighting	\$ 5,000	\$ -	\$ -	\$ 5,000	Electric
Water and Sewer					
Snack Shack - Fountains	\$ 3,000	\$ -	\$ 3,000	\$ -	Drinking Fountains (Instalaton in FY 24)
Snack Shack - Utilities	\$ 4,000	\$ 929	\$ 1,857	\$ 4,000	Restrooms
Irrigation Water - Turner Park				\$ -	Re-use water moved to GL 5374301
Repairs & Maintenance					
Sand Replacment	\$ 9,000	\$ 400	\$ 1,800	\$ 2,000	Playground and volleyball Court (once per year)
Janitorial	\$ 33,000	\$ 25,290	\$ 50,580	\$ 54,000	Daily Cleaning from three (3) times a week Restroom Cleaning, Trash Removal & Restroom Sup
Landscaping Maintenance					
Floratam Grass Area's					
Mowing/Edging/Weeding/Irrigation	\$ 42,000	\$ 28,657	\$ 57,314	\$ 49,000	42 event (Mowing, edgeing, and Weedeating)
Bermuda Grass Area's (Bahia Mowing Included)					
Mowing/Edging/Weeding/Irrigation	\$ 75,600	\$ 18,900	\$ 37,800	\$ 156,000	84 events on baseball/soccer field mowing.
Agronomic Scope	\$ 42,240	\$ 21,120	\$ 42,240	\$ -	Moved to Mowing for FY 25 - Fertilization, Pest Control and Spot Spraying for weeds
Aeration/Verticutting	\$ 22,000	\$ -	\$ 22,000	\$ 22,000	Bermuda Grass Aeration - Once a year.
Topdressing	\$ 10,100	\$ -	\$ 10,100	\$ 10,100	Sand Additions - Once a year, if needed.
Rye Seeding	\$ 12,000	\$ 5,200	\$ 5,200	\$ 5,500	In Dormat season (winter) - add green color back to Bermuda Grass
Bahai Maintenance					
Mowing/Edging/Weeding/Irrigation	\$ 9,000	\$ 10,503	\$ 21,006	\$ -	Moved to Bermuda Mowing - 24 Events (mowing and Weedeating) twice monthly
Bed Maintenance Services					
Playgrounds, Medians around Restroom/Play Area	\$ 8,000	\$ -	\$ -	\$ -	Included in Mowing Prices
Irrigation					
Wet Checks	\$ 9,400	\$ 3,000	\$ 6,000	\$ -	Moved to Mowing Contract For FY 25
Line Distribution System	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	Periodic repair as needed
Mulch Installation					
Park Excluding Playground Areas	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	Two (2) times per year
ADA Compliant Mulch for Playground Areas	\$ 8,000	\$ 365	\$ 1,500	\$ 1,500	Two (2) time per year
Landscape Replacements	\$ 8,000	\$ -	\$ 7,500	\$ 8,000	Around Playground and Amenity Center (as needed)
Maintenance Amenity Center	\$ 12,000	\$ -	\$ -	\$ -	Included in Mowing Prices

LT Ranch Community Development District
General Fund - Budget (Line Item)
Fiscal Year 2025

Description	Fiscal Year 2024 Budget	Actual at 04/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget	Description
Snack Shack					
Building Maintenance	\$ 2,000	\$ -	\$ 1,000	\$ 2,000	Maintenance as needed
Miscellaneous Repairs	\$ 3,000	\$ 3,838	\$ 4,500	\$ 5,000	Maintenance as needed
Playground					
Miscellaneous Repairs	\$ 7,000	\$ 3,875	\$ 7,000	\$ 8,000	Inspection and repairs
Dog Park					
Miscellaneous Repairs	\$ 2,400	\$ 665	\$ 3,165	\$ 5,000	Inspection and repairs
Outdoor Sports Fields					
Outdoor Sports Fields Expense	\$ 7,400	\$ -	\$ 2,000	\$ 6,000	Baseball, Basketball & Soccer Materials- Nets, Goals, Bases, Etc...
Miscellaneous Repairs	\$ 2,800	\$ -	\$ 1,000	\$ 3,500	As needed.
Contingencies	\$ 66,588	\$ 100	\$ 65,000	\$ 23,457	7% of Repairs and Maintenance
Sub-Total:	\$ 471,028	\$ 150,591	\$ 415,062	\$ 446,977	
Reserves					
Extraordinary Capital/Operations	\$ 250,000	\$ -	\$ -	\$ 250,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.
Other Financing Uses					
Loan Repayment	\$ -	\$ -	\$ -	\$ -	Hurricane Ian and FY22 and FY23 Operations Shortfall
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 132,418	\$ -	\$ 132,418	\$ 171,836	Discounts property Owners can reduce assessment by (up to 4%) by paying in November, and Tax Collector and Property Appraiser Fees
Total Appropriations	\$ 2,024,106	\$ 744,187	\$ 1,678,686	\$ 2,626,638	
Fund Balances:					
Change from Current Year Operations			\$ 508,046	\$ -	
Fund Balance - Beginning	\$ -				
Extraordinary Capital/Operations	\$ 250,000		\$ 250,000	\$ 500,000	Long Term Capital Planning
Cash Required to Meet Operating Requirements	\$ 325,253		\$ 258,046	\$ 435,717	Actual and/or Anticipated Balance
Total Fund Balance	\$ -		\$ 508,046	\$ 935,717	

Product Type	Assessment Rate		# of Units	Total EAU	FY 2025
	FY 2024	EAU Factor			
Single Family 30' - 39'	\$ 1,210.17	0.80	164	131.20	\$ 1,251.73
Single Family 40' - 49'	\$ 1,285.80	0.85	337	286.45	\$ 1,329.96
Single Family 50' - 59'	\$ 1,361.44	0.90	573	515.70	\$ 1,408.19
Single Family 60' - 69'	\$ 1,512.71	1.00	230	230.00	\$ 1,564.66
Single Family 70' - 79'	\$ 1,663.98	1.10	68	74.80	\$ 1,721.12
Single Family 90' & up	\$ 1,815.25	1.20	24	28.80	\$ 1,877.59
Workforce - Family	\$ 1,058.90	0.70	360	252.00	\$ 1,095.26
Total:			1,756	1,518.95	

LT Ranch Community Development District
Debt Service Fund - Series 2019 Bonds - Budget
Fiscal Year 2025

Description	Fiscal Year 2024 Budget	Actual at 04/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ -	\$ 14,711	\$ 25,219	\$ 22,697
Revenue Account	\$ -	\$ 15,173	\$ 26,011	\$ 23,410
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,055,224	\$ 980,089	\$ 1,055,224	\$ 1,055,224
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ 27,468	\$ 27,468	\$ -
Debt Proceeds				
Series 2019 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,055,224	\$ 1,037,441	\$ 1,133,921	\$ 1,101,330
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 345,000	\$ -	\$ 345,000	\$ 355,000
Principal Debt Service - Early Redemptions		\$ -	\$ -	\$ -
Interest Expense	\$ 611,610	\$ 305,805	\$ 611,610	\$ 601,260
Other Fees and Charges				
Discounts for Early Payment	\$ 66,812	\$ -	\$ 66,812	\$ 69,037
Total Expenditures and Other Uses	\$ 1,023,422	\$ 305,805	\$ 1,023,422	\$ 1,025,297
Net Increase/(Decrease) in Fund Balance	\$ (2,213)	\$ 731,636	\$ 110,500	\$ 76,033
Fund Balance - Beginning	\$ 836,338	\$ 836,338	\$ 836,338	\$ 946,838
Fund Balance - Ending	\$ 834,125	\$ 1,567,974	\$ 946,838	\$ 1,022,871

Restricted Fund Balance:

Reserve Account Requirement	\$ 476,850
Restricted for November 1, 2025 Interest Payment	\$ 295,305
Total - Restricted Fund Balance:	\$ 772,155

Product Type	Number of Units	FY 2024 Rate	FY 2025 Rate
Single Family 30' - 39'	164	\$ 1,214.82	\$ 1,214.81
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	\$ 1,518.55
Single Family 70' - 79'	38	\$ 1,670.37	\$ 1,670.39
Single Family 90' & up	24	\$ 1,822.23	\$ 1,822.22
Workforce - Family	62	There are no Debt Assessments on this Product	
Total:	828		

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			
11/1/2045			\$ 86,200.00	\$ 952,700	\$ 4,310,000	

LT Ranch Community Development District
Debt Service Fund - Series 2019 Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
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		

LT Ranch Community Development District
Debt Service Fund - Series 2022-1 (Phase 1 Overlapping Assessment Area) Bonds - Budget
Fiscal Year 2025

Description	Fiscal Year 2024 Budget	Actual at 04/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward	\$ 68,579	\$ -	\$ -	
Interest Income				
Reserve Account	\$ -	\$ 2,625	\$ 4,500	\$ 4,050
Revenue Account	\$ -	\$ 1	\$ 2	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ 780	\$ 1,337	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 183,003	\$ 179,715	\$ 183,003	\$ 183,003
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Reserve Account Deposit	\$ -	\$ -	\$ -	\$ -
Capitalized Interest thru 11/1/2024	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 251,582	\$ 183,120	\$ 188,841	\$ 187,053
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 30,000	\$ -	\$ 30,000	\$ 35,000
Principal Debt Service - Early Redemptions		\$ -	\$ -	
Interest Expense	\$ 137,158	\$ 68,579	\$ 51,815	\$ 135,598
Other Fees and Charges				
Discounts for Early Payment	\$ 8,078	\$ -	\$ 8,078	\$ 8,078
Total Expenditures and Other Uses	\$ 175,236	\$ 68,579	\$ 89,893	\$ 178,676
Net Increase/(Decrease) in Fund Balance	\$ 76,346	\$ 114,542	\$ 98,948	\$ 8,377
Fund Balance - Beginning	\$ 178,975	\$ 178,975	\$ 178,975	\$ 277,923
Fund Balance - Ending	\$ 984,675	\$ 293,516	\$ 277,923	\$ 286,300

Restricted Fund Balance:

Reserve Account Requirement	\$ -
Restricted for November 1, 2025 Interest Payment	\$ 66,889
Total - Restricted Fund Balance:	\$ 66,889

Product Type	Number of Units	Rate	Rate
Single Family 30' - 39'	22	\$ -	\$ 898.17
Single Family 40' - 49'	0	\$ -	\$ -
Single Family 50' - 59'	78	\$ -	\$ 1,010.45
Single Family 60' - 69'	62	\$ -	\$ 1,122.72
Single Family 70' - 79'	12	\$ -	\$ 1,234.99
Single Family 90' & up	0	\$ -	\$ -
Workforce - Family	0	No Assessments on Workforce	
Total:	174		

LT Ranch Community Development District
Debt Service Fund - Series 2022-1 (Phase 1 Overlapping Assessment Area) Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 2,380,000	Varies			
5/1/2023				\$ 51,815.06		
11/1/2023				\$ 68,578.75	\$ 120,394	\$ 2,380,000
5/1/2024	\$ 30,000		5.20%	\$ 68,578.75		
11/1/2024				\$ 67,798.75	\$ 166,378	\$ 2,350,000
5/1/2025	\$ 35,000		5.20%	\$ 67,798.75		
11/1/2025				\$ 66,888.75	\$ 169,688	\$ 2,315,000
5/1/2026	\$ 35,000		5.20%	\$ 66,888.75		
11/1/2026				\$ 65,978.75	\$ 167,868	\$ 2,280,000
5/1/2027	\$ 35,000		5.20%	\$ 65,978.75		
11/1/2027				\$ 65,068.75	\$ 166,048	\$ 2,245,000
5/1/2028	\$ 40,000		5.30%	\$ 65,068.75		
11/1/2028				\$ 64,008.75	\$ 169,078	\$ 2,205,000
5/1/2029	\$ 40,000		5.30%	\$ 64,008.75		
11/1/2029				\$ 62,948.75	\$ 166,958	\$ 2,165,000
5/1/2030	\$ 45,000		5.30%	\$ 62,948.75		
11/1/2030				\$ 61,756.25	\$ 169,705	\$ 2,120,000
5/1/2031	\$ 45,000		5.30%	\$ 61,756.25		
11/1/2031				\$ 60,563.75	\$ 167,320	\$ 2,075,000
5/1/2032	\$ 50,000		5.30%	\$ 60,563.75		
11/1/2032				\$ 59,238.75	\$ 169,803	\$ 2,025,000
5/1/2033	\$ 50,000		5.75%	\$ 59,238.75		
11/1/2033				\$ 57,801.25	\$ 167,040	\$ 1,975,000
5/1/2034	\$ 55,000		5.75%	\$ 57,801.25		
11/1/2034				\$ 56,220.00	\$ 169,021	\$ 1,920,000
5/1/2035	\$ 55,000		5.75%	\$ 56,220.00		
11/1/2035				\$ 54,638.75	\$ 165,859	\$ 1,865,000
5/1/2036	\$ 60,000		5.75%	\$ 54,638.75		
11/1/2036				\$ 52,913.75	\$ 167,553	\$ 1,805,000
5/1/2037	\$ 65,000		5.75%	\$ 52,913.75		
11/1/2037				\$ 51,045.00	\$ 168,959	\$ 1,740,000
5/1/2038	\$ 70,000		5.75%	\$ 51,045.00		
11/1/2038				\$ 49,032.50	\$ 170,078	\$ 1,670,000
5/1/2039	\$ 70,000		5.75%	\$ 49,032.50		
11/1/2039				\$ 47,020.00	\$ 166,053	\$ 1,600,000
5/1/2040	\$ 75,000		5.75%	\$ 47,020.00		
11/1/2040				\$ 44,863.75	\$ 166,884	\$ 1,525,000
5/1/2041	\$ 80,000		5.75%	\$ 44,863.75		
11/1/2041				\$ 42,563.75	\$ 167,428	\$ 1,445,000
5/1/2042	\$ 85,000		5.75%	\$ 42,563.75		
11/1/2042				\$ 40,120.00	\$ 167,684	\$ 1,360,000
5/1/2043	\$ 90,000		5.90%	\$ 40,120.00		
11/1/2043				\$ 37,465.00	\$ 167,585	\$ 1,270,000
5/1/2044	\$ 95,000		5.90%	\$ 37,465.00		
11/1/2044				\$ 34,662.50	\$ 167,128	\$ 1,175,000
5/1/2045	\$ 100,000		5.90%	\$ 34,662.50		
11/1/2045				\$ 31,712.50	\$ 166,375	\$ 1,075,000
5/1/2046	\$ 110,000		5.90%	\$ 31,712.50		
11/1/2046				\$ 28,467.50	\$ 170,180	\$ 965,000
5/1/2047	\$ 115,000		5.90%	\$ 28,467.50		
11/1/2047				\$ 25,075.00	\$ 168,543	\$ 850,000

LT Ranch Community Development District
Debt Service Fund - Series 2022-1 (Phase 1 Overlapping Assessment Area) Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
5/1/2048		\$ 120,000	5.90%	\$ 25,075.00		
11/1/2048				\$ 21,535.00	\$ 166,610	\$ 730,000
5/1/2049		\$ 130,000	5.90%	\$ 21,535.00		
11/1/2049				\$ 17,700.00	\$ 169,235	\$ 600,000
5/1/2050		\$ 135,000	5.90%	\$ 17,700.00		
11/1/2050				\$ 13,717.50	\$ 166,418	\$ 465,000
5/1/2051		\$ 145,000	5.90%	\$ 13,717.50		
11/1/2051				\$ 9,440.00	\$ 168,158	\$ 320,000
5/1/2052		\$ 155,000	5.90%	\$ 9,440.00		
11/1/2052				\$ 4,867.50	\$ 169,308	\$ 165,000
5/1/2053		\$ 165,000	5.90%	\$ 4,867.50		

LT Ranch Community Development District
Debt Service Fund - Series 2022-IIA (Phase IIA Assessment Area) Bonds - Budget
Fiscal Year 2025

Description	Fiscal Year 2024 Budget	Actual at 04/30/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
Revenues and Other Sources				
Carryforward	\$ 367,573	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ -	\$ 14,166	\$ 24,284	\$ 21,855
Revenue Account	\$ -	\$ 7	\$ 12	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -		\$ -	\$ -
Capitalized Interest Account		\$ 4,051	\$ 6,945	\$ 6,250
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 987,516	\$ 945,966	\$ 987,516	\$ 987,516
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Reserve Account Deposit	\$ -			\$ -
Capitalized Interest thru 11/1/2024	\$ -			\$ -
Total Revenue & Other Sources	\$ 1,355,088	\$ 964,190	\$ 1,018,756	\$ 1,015,621
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 185,000	\$ -	\$ 185,000	\$ 195,000
Principal Debt Service - Early Redemptions		\$ -	\$ -	
Interest Expense	\$ 735,145	\$ 367,573	\$ 277,721	\$ 725,895
Other Fees and Charges				
Discounts for Early Payment	\$ 65,832	\$ -	\$ 65,832	\$ 65,832
Total Expenditures and Other Uses	\$ 985,977	\$ 367,573	\$ 528,553	\$ 986,727
Net Increase/(Decrease) in Fund Balance	\$ 369,111	\$ 596,617	\$ 490,203	\$ 28,894
Fund Balance - Beginning	\$ 922,335	\$ 922,335	\$ 922,335	\$ 1,412,538
Fund Balance - Ending	\$ 1,291,446	\$ 1,518,952	\$ 1,412,538	\$ 1,441,432

Restricted Fund Balance:

Reserve Account Requirement	\$ -
Restricted for November 1, 2025 Interest Payment	\$ 358,073
Total - Restricted Fund Balance:	\$ 358,073

LT Ranch Community Development District
Debt Service Fund - Series 2022-2 (Phase IIA Assessment Area) Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 13,280,000	Varies			
5/1/2023				\$ 277,721.44		
11/1/2023				\$ 367,572.50	\$ 640,669	\$ 13,280,000
5/1/2024	\$	185,000	5.00%	\$ 367,572.50		
11/1/2024				\$ 362,947.50	\$ 906,020	\$ 13,095,000
5/1/2025	\$	195,000	5.00%	\$ 362,947.50		
11/1/2025				\$ 358,072.50	\$ 906,020	\$ 12,900,000
5/1/2026	\$	205,000	5.00%	\$ 358,072.50		
11/1/2026				\$ 352,947.50	\$ 905,520	\$ 12,695,000
5/1/2027	\$	215,000	5.00%	\$ 352,947.50		
11/1/2027				\$ 347,572.50	\$ 904,520	\$ 12,480,000
5/1/2028	\$	225,000	5.00%	\$ 347,572.50		
11/1/2028				\$ 341,947.50	\$ 903,020	\$ 12,255,000
5/1/2029	\$	235,000	5.00%	\$ 341,947.50		
11/1/2029				\$ 336,072.50	\$ 900,895	\$ 12,020,000
5/1/2030	\$	250,000	5.00%	\$ 336,072.50		
11/1/2030				\$ 329,822.50	\$ 903,145	\$ 11,770,000
5/1/2031	\$	260,000	5.00%	\$ 329,822.50		
11/1/2031				\$ 323,322.50	\$ 899,770	\$ 11,510,000
5/1/2032	\$	275,000	5.00%	\$ 323,322.50		
11/1/2032				\$ 316,447.50	\$ 899,920	\$ 11,235,000
5/1/2033	\$	290,000	5.50%	\$ 316,447.50		
11/1/2033				\$ 308,472.50	\$ 898,558	\$ 10,945,000
5/1/2034	\$	305,000	5.50%	\$ 308,472.50		
11/1/2034				\$ 300,085.00	\$ 896,233	\$ 10,640,000
5/1/2035	\$	325,000	5.50%	\$ 300,085.00		
11/1/2035				\$ 291,147.50	\$ 897,945	\$ 10,315,000
5/1/2036	\$	340,000	5.50%	\$ 291,147.50		
11/1/2036				\$ 281,797.50	\$ 893,695	\$ 9,975,000
5/1/2037	\$	360,000	5.50%	\$ 281,797.50		
11/1/2037				\$ 271,897.50	\$ 893,345	\$ 9,615,000
5/1/2038	\$	380,000	5.50%	\$ 271,897.50		
11/1/2038				\$ 261,447.50	\$ 911,895	\$ 9,235,000
5/1/2039	\$	400,000	5.50%	\$ 261,447.50		
11/1/2039				\$ 250,447.50	\$ 914,208	\$ 8,835,000
5/1/2040	\$	425,000	5.50%	\$ 250,447.50		
11/1/2040				\$ 238,760.00	\$ 915,145	\$ 8,410,000
5/1/2041	\$	450,000	5.50%	\$ 238,760.00		
11/1/2041				\$ 226,385.00	\$ 914,708	\$ 7,960,000
5/1/2042	\$	475,000	5.50%	\$ 226,385.00		
11/1/2042				\$ 213,322.50	\$ 912,395	\$ 7,485,000
5/1/2043	\$	500,000	5.70%	\$ 213,322.50		
11/1/2043				\$ 199,072.00	\$ 917,897	\$ 6,985,000
5/1/2044	\$	535,000	5.70%	\$ 199,072.00		
11/1/2044				\$ 183,825.00	\$ 916,548	\$ 6,450,000
5/1/2045	\$	565,000	5.70%	\$ 183,825.00		
11/1/2045				\$ 167,722.50	\$ 918,345	\$ 5,885,000
5/1/2046	\$	600,000	5.70%	\$ 167,722.50		
11/1/2046				\$ 150,622.50	\$ 918,148	\$ 5,285,000
5/1/2047	\$	635,000	5.70%	\$ 150,622.50		
11/1/2047				\$ 132,525.00	\$ 915,955	\$ 4,650,000

LT Ranch Community Development District
Debt Service Fund - Series 2022-2 (Phase IIA Assessment Area) Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
5/1/2048		\$ 670,000	5.70%	\$ 132,525.00		
11/1/2048				\$ 113,430.00	\$ 916,625	\$ 3,980,000
5/1/2049		\$ 710,000	5.70%	\$ 113,430.00		
11/1/2049				\$ 93,195.00	\$ 915,015	\$ 3,270,000
5/1/2050		\$ 750,000	5.70%	\$ 93,195.00		
11/1/2050				\$ 71,820.00	\$ 911,125	\$ 2,520,000
5/1/2051		\$ 790,000	5.70%	\$ 71,820.00		
11/1/2051				\$ 49,305.00	\$ 914,670	\$ 1,730,000
5/1/2052		\$ 840,000	5.70%	\$ 49,305.00		
11/1/2052				\$ 25,365.00	\$ 915,365	\$ 890,000
5/1/2053		\$ 890,000	5.70%	\$ 25,365.00		

LT Ranch Community Development District
Debt Service Fund - Series 2024
Fiscal Year 2025

Description	Fiscal Year 2024 Budget	Actual at 05/10/2024	Anticipated Year End 09/30/2024
Revenues and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Reserve Account	\$ -	\$ -	\$ -
Revenue Account	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -
Prepayment Account	\$ -		\$ -
Capitalized Interest Account		\$ -	\$ -
Special Assessment Revenue			
Special Assessment - On-Roll	\$ -	\$ -	\$ -
Special Assessment - Off-Roll	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -
Debt Proceeds			
Reserve Account Deposit	\$ -	\$ 268,961	\$ 268,961
Capitalized Interest thru 11/1/2024	\$ -	\$ 204,473	\$ 204,473
Total Revenue & Other Sources	\$ -	\$ 473,434	\$ 473,434
Expenditures and Other Uses			
Debt Service			
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -
Principal Debt Service - Early Redemptions		\$ -	\$ -
Interest Expense	\$ -	\$ -	\$ -
Other Fees and Charges			
Discounts for Early Payment	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ -	\$ -	\$ -
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 473,434	\$ 473,434
Fund Balance - Beginning	\$ -	\$ -	\$ -
Fund Balance - Ending	\$ -	\$ 473,434	\$ 473,434

Restricted Fund Balance:

Reserve Account Requirement	\$ 268,961
Restricted for November 1, 2025 Interest Payment	\$ 212,678
Total - Restricted Fund Balance:	\$ 481,638

Description of Product Type	FY 2024
Single Family 30' - 39'	\$ -
Single Family 40' - 49'	\$ -
Single Family 50' - 59'	\$ -
Single Family 60' - 69'	\$ -
Single Family 70' - 79'	\$ -
Single Family 90' and up	\$ -
Workforce - Multi Family (5)	\$ -

Fiscal Year 2025 Budget

\$	204,473
\$	-
\$	-
\$	-
\$	-
\$	-
\$	575,619
\$	-
\$	-
\$	-
\$	-
\$	780,092

\$	110,000
\$	419,708
\$	37,080
\$	566,788

\$	213,304
\$	473,434
\$	686,738

FY 2025	
\$	-
\$	2,820.85
\$	2,986.78
\$	-
\$	-
\$	-
\$	-

**LT Ranch Community Development District
Debt Service Fund - Series 2024 Bonds**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 7,705,000	Varies			
11/1/2024				\$ 204,473.25	\$ 204,473	\$ 7,705,000
5/1/2025		\$ 110,000	4.65%	\$ 215,235.00		
11/1/2025				\$ 212,677.50	\$ 532,681	\$ 7,595,000
5/1/2026		\$ 115,000	4.65%	\$ 212,677.50		
11/1/2026				\$ 210,003.75	\$ 532,218	\$ 7,480,000
5/1/2027		\$ 120,000	4.65%	\$ 210,003.75		
11/1/2027				\$ 207,213.75	\$ 531,521	\$ 7,360,000
5/1/2028		\$ 125,000	4.65%	\$ 207,213.75		
11/1/2028				\$ 204,307.50	\$ 530,593	\$ 7,235,000
5/1/2029		\$ 130,000	4.65%	\$ 204,307.50		
11/1/2029				\$ 201,285.00	\$ 529,431	\$ 7,105,000
5/1/2030		\$ 135,000	4.65%	\$ 201,285.00		
11/1/2030				\$ 198,146.25	\$ 527,921	\$ 6,970,000
5/1/2031		\$ 145,000	4.65%	\$ 198,146.25		
11/1/2031				\$ 194,775.00	\$ 530,425	\$ 6,825,000
5/1/2032		\$ 150,000	5.50%	\$ 194,775.00		
11/1/2032				\$ 190,650.00	\$ 526,900	\$ 6,675,000
5/1/2033		\$ 160,000	5.50%	\$ 190,650.00		
11/1/2033				\$ 186,250.00	\$ 527,825	\$ 6,515,000
5/1/2034		\$ 170,000	5.50%	\$ 186,250.00		
11/1/2034				\$ 181,575.00	\$ 528,338	\$ 6,345,000
5/1/2035		\$ 175,000	5.50%	\$ 181,575.00		
11/1/2035				\$ 176,762.50	\$ 523,438	\$ 6,170,000
5/1/2036		\$ 185,000	5.50%	\$ 176,762.50		
11/1/2036				\$ 171,675.00	\$ 522,850	\$ 5,985,000
5/1/2037		\$ 200,000	5.50%	\$ 171,675.00		
11/1/2037				\$ 166,175.00	\$ 526,575	\$ 5,785,000
5/1/2038		\$ 210,000	5.50%	\$ 166,175.00		
11/1/2038				\$ 160,400.00	\$ 534,750	\$ 5,575,000
5/1/2039		\$ 220,000	5.50%	\$ 160,400.00		
11/1/2039				\$ 154,350.00	\$ 537,238	\$ 5,355,000
5/1/2040		\$ 235,000	5.50%	\$ 154,350.00		
11/1/2040				\$ 147,887.50	\$ 534,038	\$ 5,120,000
5/1/2041		\$ 245,000	5.50%	\$ 147,887.50		
11/1/2041				\$ 141,150.00	\$ 535,150	\$ 4,875,000
5/1/2042		\$ 260,000	5.50%	\$ 141,150.00		
11/1/2042				\$ 134,000.00	\$ 535,438	\$ 4,615,000
5/1/2043		\$ 275,000	5.50%	\$ 134,000.00		
11/1/2043				\$ 126,437.50	\$ 534,900	\$ 4,340,000
5/1/2044		\$ 290,000	5.50%	\$ 126,437.50		
11/1/2044				\$ 118,462.50	\$ 533,004	\$ 4,050,000
5/1/2045		\$ 305,000	5.85%	\$ 118,462.50		
11/1/2045				\$ 109,541.25	\$ 534,576	\$ 3,745,000
5/1/2046		\$ 325,000	5.85%	\$ 109,541.25		
11/1/2046				\$ 100,035.00	\$ 534,979	\$ 3,420,000
5/1/2047		\$ 345,000	5.85%	\$ 100,035.00		
11/1/2047				\$ 89,943.75	\$ 534,211	\$ 3,075,000

5/1/2048	\$	365,000	5.85%	\$	89,943.75		
11/1/2048				\$	79,267.50	\$ 537,128	\$ 2,710,000
5/1/2049	\$	390,000	5.85%	\$	79,267.50		
11/1/2049				\$	67,860.00	\$ 533,728	\$ 2,320,000
5/1/2050	\$	410,000	5.85%	\$	67,860.00		
11/1/2050				\$	55,867.50	\$ 534,011	\$ 1,910,000
5/1/2051	\$	435,000	5.85%	\$	55,867.50		
11/1/2051				\$	43,143.75	\$ 537,686	\$ 1,475,000
5/1/2052	\$	465,000	5.85%	\$	43,143.75		
11/1/2052				\$	29,542.50	\$ 519,543	\$ 1,010,000
5/1/2053	\$	490,000	5.85%	\$	29,542.50		
11/1/2053				\$	15,210.00	\$ 535,210	\$ 520,000
5/1/2054	\$	520,000	5.85%	\$	15,210.00		
11/1/2054				\$	-	\$ -	\$ -

RESOLUTION 2024-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, LT Ranch Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Sarasota County, Florida; and

WHEREAS, the District's Board of Supervisors (the "**Board**") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*; and

WHEREAS, Seat 3, currently held by John Wollard, is subject to election by the landowners in November 2024.

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

1. **RECITALS.** The foregoing recitals are true and correct and incorporated herein by reference.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 12th day of November 2024, at 1:00 p.m. and located at Taylor Morrison 551 Cattlemen Road, Suite 200, Sarasota Florida 34232.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish Notice of the Landowners' Meeting and Election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

RESOLUTION 2024-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its April 9, 2024, meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at the office of the District Manager, c/o JPWard and Associates, LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308, Phone: 954-658-4900, E-Mail: JimWard@JPWardAssociates.com.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED by the Board of Supervisors of the LT Ranch Community Development District this 14th day of May 2024.

ATTEST:

LT RANCH COMMUNITY DEVELOPMENT
DISTRICT

James Ward, Secretary

John Wollard, Chairman

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within LT Ranch Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 1,003.10 acres, located east of Interstate 75, south of State Road 72, and west of Veteran's Boulevard, in Sarasota County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 12, 2024
TIME: 1:00pm
PLACE: Taylor Morrison
551 Cattlemen Road, Suite 200,
Sarasota, Florida, 34232

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o JPWard and Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, Phone 954-658-4900, E-Mail: JimWard@JPWardAssociates.com ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodation to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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 Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the 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 the appeal is to be based.

James P. Ward
District Manager
Run Date(s): 10/20/2024 & 10/27/2024

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
LT RANCH COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 12, 2024**

TIME: **1:00 PM**

LOCATION: **Taylor Morrison 551 Cattlemen Road, Suite 200, Sarasota Florida 34232**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, One (1) seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**LT RANCH COMMUNITY DEVELOPMENT DISTRICT
SARASOTA COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 12, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the LT Ranch Community Development District to be held at Taylor Morrison 551 Cattlemen Road, Suite 200, Sarasota Florida 34232, on November 12, 2024, at 1:00 p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2019), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
LT RANCH COMMUNITY DEVELOPMENT DISTRICT
SARASOTA COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 12, 2024

For Election (1 Supervisors): The one (1) candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the LT Ranch Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		

Date: _____

Signed: _____

Printed Name: _____

RESOLUTION 2024-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LT RANCH COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE SARASOTA COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, LT Ranch Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Sarasota County, Florida; and

WHEREAS, the District was established in Sarasota County, Florida by Ordinance 2018-043, effective September 20, 2018; and

WHEREAS, the District's Board of Supervisors (the "Board") consists of five (5) members; and

WHEREAS, Chapter 190, Section 190.006(3)(a), Florida Statutes provides that following the sixth year after establishment and once a District reaches 250 qualified electors, the positions of two (2) members of the Board Supervisors whose terms are expiring shall be filled by qualified electors of the District, elected by the qualified electors of the District, for four-year terms; and

WHEREAS, because the District is now qualified to have the members of the Board elected by the qualified electors of the District, the Board seeks to implement section 190.006(3), Florida Statutes, and to instruct the Sarasota County Supervisor of Elections (the "Supervisor") to conduct the District's general election (the "General Election").

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

1. **RECITALS.** The foregoing recitals are true and correct and incorporated herein by reference.

2. **GENERAL ELECTION SEATS.** Seat 4, currently held by Christian Cotter and Seat 5, currently held by Scott Turner, are scheduled for the General Election in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

3. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Sarasota County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

RESOLUTION 2024-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LT RANCH COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE SARASOTA COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

4. **COMPENSATION.** Pursuant to Section 190.006(8), Florida Statutes, each member of the Board shall be entitled to receive for his or her service an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

5. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

7. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to Exhibit A attached hereto.

8. **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.

9. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED by the Board of Supervisors of the LT Ranch Community Development District this 14th day of May 2024.

Attest:

**LT RANCH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

John Wollard, Chairperson

Exhibit A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of LT Ranch Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Sarasota County Supervisor of Elections located at Terrace Building 101 S. Washington Blvd. Sarasota, FL 34236, (941) 861-8600. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District, as defined in Section 190.003, Florida Statutes. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Sarasota County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

LT Ranch Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, in the manner prescribed by law for general elections.

For additional information, please contact the Sarasota County Supervisor of Elections.

District Manager
LT Ranch Community Development District

Publish on or before May 25, 2024.

RESOLUTION 2024-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LT RANCH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING, CONFIRMING, AND APPROVING THE ACCEPTANCE OF IMPROVEMENTS; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Act authorizes the District to construct, acquire, operate and maintain public infrastructure improvements; and

WHEREAS, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities and services within and without the boundaries of the District ("**Capital Improvement Plan**"); and

WHEREAS, the District entered into various agreements with Taylor Morrison of Florida, Inc. ("**Developer**") in connection with each of its bond issuances which sets forth the process by which the District may acquire the improvements comprising the Capital Improvement Plan ("**Improvements**"); and

WHEREAS, the District presently owns certain common areas within its boundaries ("**Property**"), and the Developer desires to transfer and/or confirm the transfer of the Improvements located within the Property to the District; and

WHEREAS, because the District either acquired Improvements on the Property or already owns and operates improvements similar to the those on the Property in accordance with the Capital Improvement Plan, the District agrees to accept the transfer of the Property and assume operation and maintenance responsibilities for the same.

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

SECTION 1. AUTHORIZING, CONFIRMING, AND APPROVING THE ACCEPTANCE OF IMPROVEMENTS. The Board of Supervisors ("**Board**") hereby finds that the acceptance of the Improvements is in the best interests of the District, and hereby approves the transfer of the Improvements pursuant to a quitclaim bill of sale, substantially in the form attached hereto as **Exhibit A**.

SECTION 2. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

RESOLUTION 2024-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LT RANCH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING, CONFIRMING, AND APPROVING THE ACCEPTANCE OF IMPROVEMENTS; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

SECTION 3. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED by the Board of Supervisors of the LT Ranch Community Development District this 14th day of May 2024.

ATTEST:

**LT RANCH COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

John Wollard, Chairperson

Exhibit A: Form of Quit Claim Bill of Sale

Exhibit A:
Form of Quit Claim Deed

QUITCLAIM BILL OF SALE¹
LT RANCH COMMUNITY DEVELOPMENT DISTRICT

THIS QUITCLAIM BILL OF SALE is made to be effective as of the ____ day of _____, 2024, by and among **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation, with a mailing address of 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232, and **SKYE RANCH MASTER ASSOCIATION, INC.**, a Florida not for profit corporation, with a mailing address of 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 (together, “**Grantors**”), and the **LT RANCH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Sarasota County, Florida, and whose mailing address is c/o JPWard & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308 (“**Grantee**”).

(Wherever used herein, the terms “Grantors” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantors and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantors, to the extent of their respective interests, if any, hereby remise, release and quit-claim to Grantee forever, all the right, title, interest, claim and demand which the Grantors individually or jointly have in and to the capital improvements and work product as described below, to have and to hold for Grantee’s own use and benefit forever (all of the following together, “**Property**”):

- a. **Improvements** - All of the right, title, interest, and benefit, if any, of the Grantors in, to, and under the capital improvements located on the real property and easement areas described in **Exhibit A**; and
- b. **Lorraine Road Improvements** - All of the right, title, interest, and benefit, if any, of the Grantors in, to, and under the capital improvements located on the real property and easement areas described in **Exhibit B**; and
- c. **Amenity Area Improvements** - All of the right, title, interest, and benefit, if any, of the Grantors in, to, and under the capital improvements located on the real property and easement areas described in **Exhibit C**; and
- d. **Work Product** – All of the right, title, interest, and benefit of Grantors, if any, in, to, and under any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way

¹ NOTE: Nothing herein shall be construed to waive Grantors’ consideration in the improvements located on the Property, or any rights that the Grantor may have under any acquisition agreement(s) between the Grantors and Grantee and for payment by the Grantee for such improvements. Instead, Grantors reserve all such rights, and payment for any improvements shall be governed by separate conveyance documents between the parties and evidenced by a final bill of sale.

connected with the development, construction, and ownership of the above-referenced improvements.

- e. **Additional Rights** - All of the right, title, interest, and benefit of Grantors, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the foregoing work product and improvements.

2. By execution of this document, the Grantors affirmatively represent that they have the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered
in the presence of:

TAYLOR MORRISON OF FLORIDA, INC.

Print Name: _____

By: _____
Name: _____
Title: _____

Print Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2024, by _____, as _____ of **TAYLOR MORRISON OF FLORIDA, INC.**, on its behalf. He [] is personally known to me or [] produced _____ as identification.

Notary Public, State of _____

[CONTINUED ON FOLLOWING PAGE]

[SIGNATURE PAGE FOR QUITCLAIM BILL OF SALE]

Signed, sealed and delivered
in the presence of:

SKYE RANCH MASTER ASSOCIATION, INC.

Print Name: _____

By: _____
Name: _____
Title: _____

Print Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2024, by _____, as _____ of **SKYE RANCH MASTER ASSOCIATION, INC.**, on its behalf. He [____] is personally known to me or [____] produced _____ as identification.

Notary Public, State of _____

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

EXHIBIT A: Description of Property

EXHIBIT A
DESCRIPTION & LOCATION OF IMPROVEMENTS ON DISTRICT-OWNED PROPERTY & EASEMENT
ACCESS PROPERTY

District-Owned Real Property:

Tract 102 (Public Portion), Tracts 301, 302, and 303 (Preservation Area), Tracts 304 and 305 (Preservation Area and Drainage Easement), and Tracts 701, 702, 703, 704, 705, 706, 707, 708, and 709 (Lake), as identified in LT Ranch Neighborhood One, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 – 224.

Tracts 502 (Future Development Area, Park CP-1) and Tract 503 (Future Development Area, Park CP-1, Pond BB1, Pond CC1, Pond DD1, Pond EE1), LT Ranch Neighborhood One, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175- 225.

Tracts 106, 736, 737, 738, 739, 740, 741 and 758 (Lake), Skye Ranch Neighborhood Two, recorded in the Official Records of Sarasota County, Florida at Plat Book 56 , Pages 1 – 12.

Tracts 104, 312, 723, 724, 725, 726, 727, 728, 729, 730, and 731, Skye Ranch Neighborhood Two Townhomes, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 134 - 144.

Tract 758 (Lake), Skye Ranch Neighborhood Two Townhomes North, recorded in the Official Records of Sarasota County, Florida at Plat Book 56, Pages 500 - 507.

Tracts 313, 314, 315, 316, 317, 318, 319, 320, and 321 (Preservation Area) and Tracts 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, and 757 (Lake), Skye Ranch Neighborhood Three, recorded in the Official Records of Sarasota County, Florida at Plat Book 56, Pages 53 - 74.

Tracts 306, 307, 308, 309, 310 and 311 (Preservation Area), Tracts 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, and 722 (Lake), Skye Ranch Neighborhood Four North, recorded in the Official Records of Sarasota County, Florida, at Plat Book 54, Page 218 - 246.

Tract 307 (Preservation Area), and Tracts 732, 733, 734, and 735 (Lakes), Skye Ranch Neighborhood Four North Phase I, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 277 - 287.

Tracts 326, 327, 328, 329, 330, 331, and 332 (Preservation Area), and Tracts 770, 771, 772 and 773 (Lake), Skye Ranch Neighborhood Four South, recorded in the Official Records of Sarasota County, Florida at Plat Book 57, Pages 508 – 525.

Tracts 286 (Drainage, Landscape and Irrigation Area), Tracts 311A, 322, 323, and 324 (Preservation Area), Tract 325 (Greenway Area) and Tracts 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768 and 769 (Lake), Skye Ranch Neighborhood Five, recorded in the Official Records of Sarasota County, Florida at Plat Book 56, Pages 371 - 393.

Tangible Property:

Landscape Improvements – All landscape, including but not limited to plants, trees, timber, shrubbery, and other landscaping and plantings; and

Irrigation Improvements - All irrigation systems, including but not limited to wells, pumps, pipes, structures, fittings, valves, spray heads and related system components; and

Hardscape Improvements – All walls and fence improvements, monument signs, guard gate; and

Roadway Improvements - All public roads, pavement, curbing and other physical improvements; and

Stormwater & Drainage Improvements - All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes; and

District-Easement Access Property [ONLY STORMWATER & DRAINAGE IMPROVEMENTS]:

The District was granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction and replacement by the District of drainage facilities – including related lake bank landscaping and irrigation facilities, landscaping and irrigation facilities located within Tracts 101 and 102 (Private Access, Private Drainage and Public Utility Easement), 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, and 212, “Landscape Buffer Easement,” “Private Access, Private Drainage and Public Utility Easement,” Private Drainage Easement” and “Drainage Easement,” as identified in LT Ranch Neighborhood One, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 – 224.

The District was granted a perpetual, non-exclusive easement for purposed of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of irrigation facilities – including related lake bank landscaping – located within Tracts 101 and 102 (Private Access, Private Drainage and Public Utility Easement) and Tracts 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, and 211 (Drainage, Landscape and Irrigation Area), identified in the plat know LT Ranch Neighborhood One subdivision plat, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 – 224.

The District was granted a perpetual, non-exclusive easement for purposed of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage and irrigation facilities – including but not limited to related lake bank landscaping – located within Tract 502, LT Ranch Neighborhood One, recorded in the Official Records of Sarasota County, Florida at Plat Book 53, Pages 175 – 224.

The District was granted a perpetual, non-exclusive easement for purposed of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage and irrigation facilities – including but not limited to related lake bank

landscaping – located within Tracts 106 and 107 (Private Access, Private Drainage and Public Utility Easement), Tracts 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, and 251 (Drainage, Landscape and Irrigation Area), and Tract 413 (Park and Drainage Area), and within all drainage easement areas including those labeled “Public Drainage Easement” and “Private Drainage Easement,” in each case as identified on the plat entitled “Skye Ranch Neighborhood Two,” recorded in the Official Records of Sarasota County, Florida at Plat Book 56, Pages 1 – 12.

The District was granted a perpetual, non-exclusive easement for purposes of ingress and egress, as well as the construction, installation, use, maintenance, repair, reconstruction and replacement by the District of drainage, lake bank landscaping, irrigation, street lights and other District facilities located within Tract 104 (Private Access, Private Drainage and Public Utility Easement), and Tracts 230, 231, 232, 234 (Drainage, Landscape and Irrigation Area), “Drainage Easements” and “Private Drainage Easements” and “Utility Easements,” as identified on the Skye Ranch Neighborhood Two Townhomes, recorded in the Public Records of Sarasota County, Florida at Plat Book 55, Pages 134 – 144.

The District was granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage and irrigation facilities – including but not limited to related lake bank landscaping – located within Tract 109 (Private Access, District Drainage Easement and Public Utility Easement), Tract 110 (Public Emergency Access Area), Tracts 278 (Landscape and Wall Area), Tracts 279, 280, 281, 282, 283, 284, 285, and 286 (Drainage, Landscape and Irrigation Area) Tracts 416 and 427 (Park, Drainage, Landscape and Irrigation Area), and within all drainage easement areas including those labeled “Private Drainage Easement” and “District Drainage Easement,” in each case as identified on the plat entitled “Skye Ranch Neighborhood Two Townhomes North”, as recorded in the Official Records of Sarasota County, Florida at Plat Book 56, Pages 500 - 507.

The District was granted a perpetual, non- exclusive easement for purposed of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage and irrigation facilities – including but not limited to related lake bank landscaping – locating within Tract 108 (Private Access, Private Drainage and Public Utility Easement), Tracts 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277 (Drainage, Landscape, and Irrigation Area) Tracts 421, 422, 423 (Park and Drainage Area), and within all drainage easement areas including those labeled “Private Drainage Easement,” in each case as identified on the plat entitled “Skye Ranch Neighborhood Three”, as recorded in the Official Records of Sarasota County, Florida at Plat Book 56, Pages 53 - 74.

The District was granted a perpetual, non-exclusive easement for purposed of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage and irrigation facilities – including related lake bank landscaping – located within Tract 105 (Private Access, Private Drainage and Public Utility Easement), Tracts 221, 235, 236, 237, 238, and 239 (Drainage, Landscape, and Irrigation Area), and within all drainage easement areas including those labeled “Private Drainage Easement,” in each case as identified on the Skye Ranch Neighborhood Four North Phase 1, recorded in the Official Records of Sarasota County, Florida at Plat Book 55, Pages 277 - 287.

The District was granted a perpetual, non-exclusive easement for purposed of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage and irrigation facilities – including related lake bank landscaping – located within Tract 103 (Private Access, Private Drainage and Public Utility Easement), Tracts 306, 307, 308, 309, 310, and 311 (Preservation Area), Tracts (213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, and 229 (Drainage, Landscape and Irrigation Area), Tract 406 (Park Area Park NP4), Tract 714 (Lake) and within all drainage easement areas including those labeled “Private Drainage Easement,” In each case as identified on the Skye Ranch Neighborhood Four North, recorded in the Official Records of Sarasota County, Florida at Plat Book 54, Page 218 - 246.

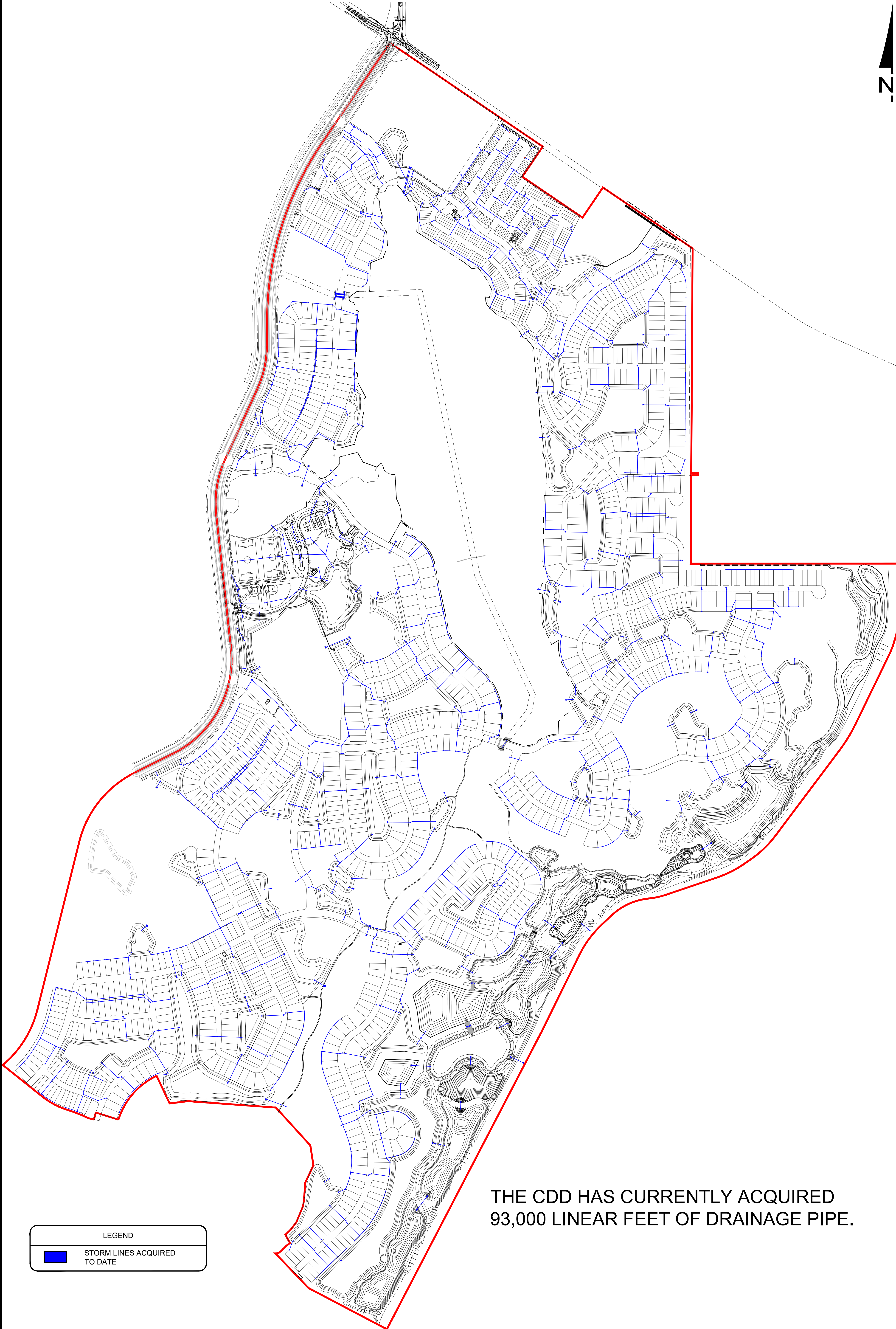
The District is hereby granted a perpetual, non-exclusive easement over, under and within Tracts 110, 282, 288, 289, 292, 294, 295, 296, 297, 298, and 299 and “Private Drainage Easements,” “Public Drainage Easements,” “Public Drainage Maintenance Easements,” as identified in *Skye Ranch Neighborhood Four South*, which is recorded in Plat Book 57, Pages 508-525, for the purposed of ingress and egress, stormwater drainage, and for installation, construction, operation, maintenance, repair and replacement of stormwater, landscape, hardscape and other District improvements.

The District was granted a perpetual, non-exclusive easement for purposed of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage and irrigation facilities – including but not limited to related lake bank landscaping – located within Tract 109 (Private Access, Private Drainage and Public Utility Easement), Tracts 278, 279, 280, 281, 283, 284, 285, 287, 290, 291, and 293 (Drainage, Landscape and Irrigation Area), and within all drainage easement areas including those labeled “Private Drainage Easement” and “Public Flowage Easement,” in each case as identified on the plat entitled “Skye Ranch Neighborhood Five”, as recorded in the Official Records of Sarasota County, Florida at Plat Book 56, Pages 371 – 393.

Tangible Property:

Stormwater & Drainage Improvements - All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes; and

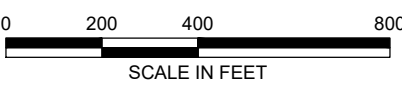
[CONTINUED ON FOLLOWING PAGE]



THE CDD HAS CURRENTLY ACQUIRED
93,000 LINEAR FEET OF DRAINAGE PIPE.

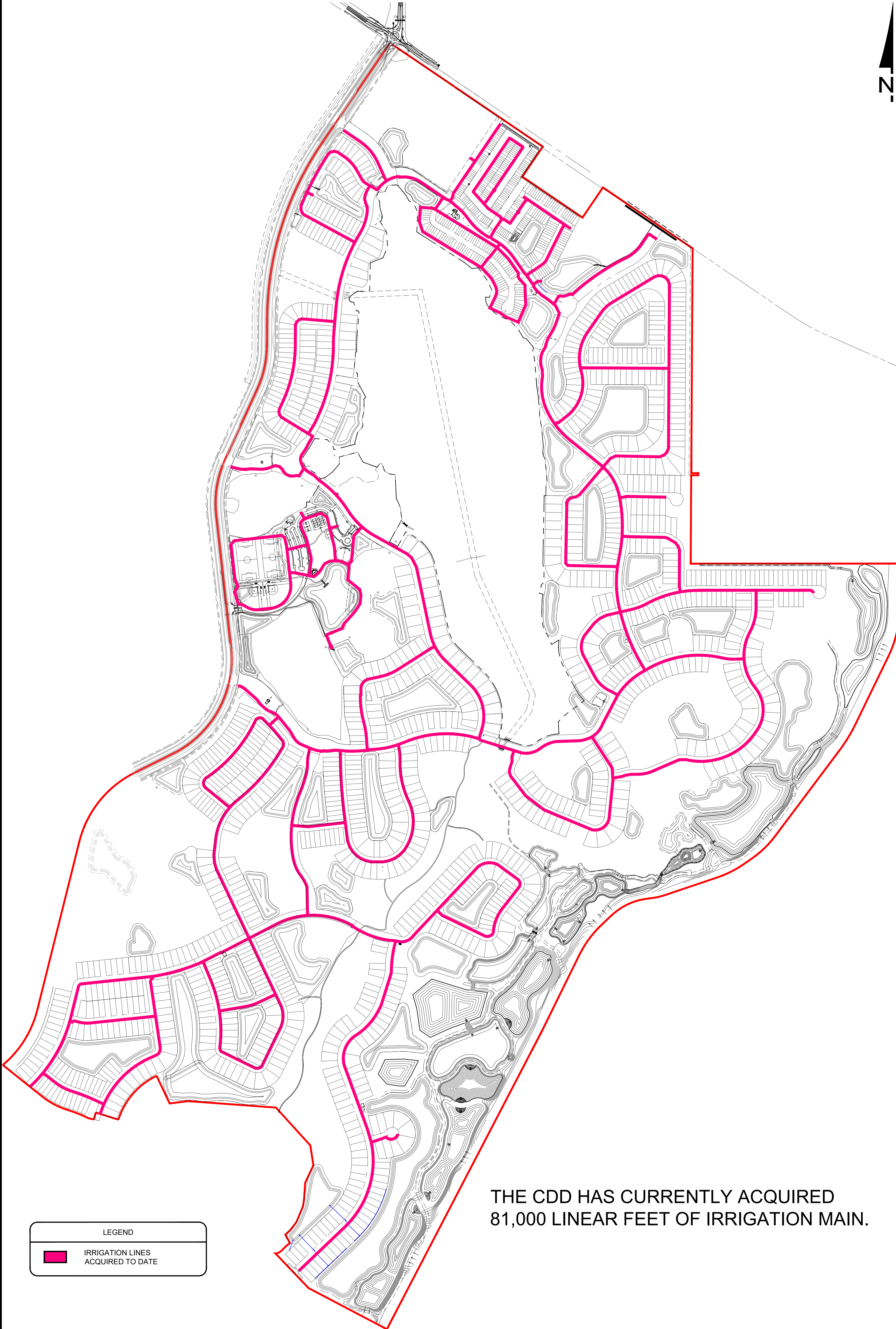
LEGEND


STORM LINES ACQUIRED
TO DATE



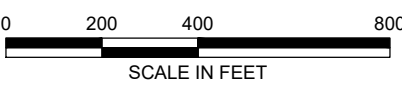
C:\Projects\398-05 (LT Ranch)\CDD\Drawings-Enhancements\398-05-10 CDD Ownership Map\Current Plans\39805E10.dwg
3/4/2024 7:25:28 AM



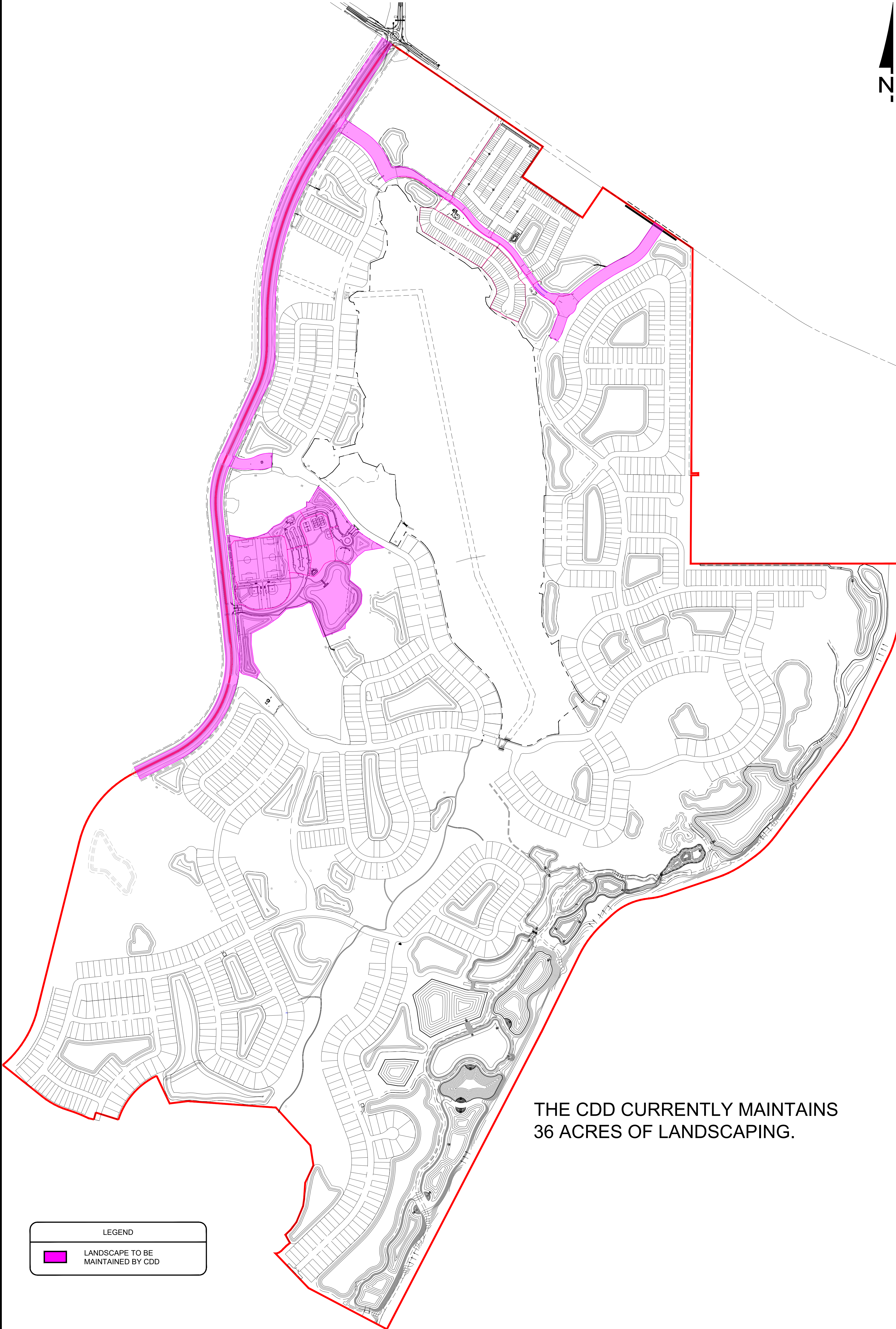


LEGEND	
	IRRIGATION LINES ACQUIRED TO DATE

THE CDD HAS CURRENTLY ACQUIRED
81,000 LINEAR FEET OF IRRIGATION MAIN.



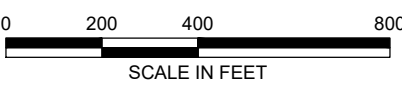
C:\Projects\386-05 (LT Ranch)\CDD\Drawings-Enhancements\386-05-10 CDD Ownership Map\Current Plans\38605E10.dwg
3/4/2024 7:34:30 AM



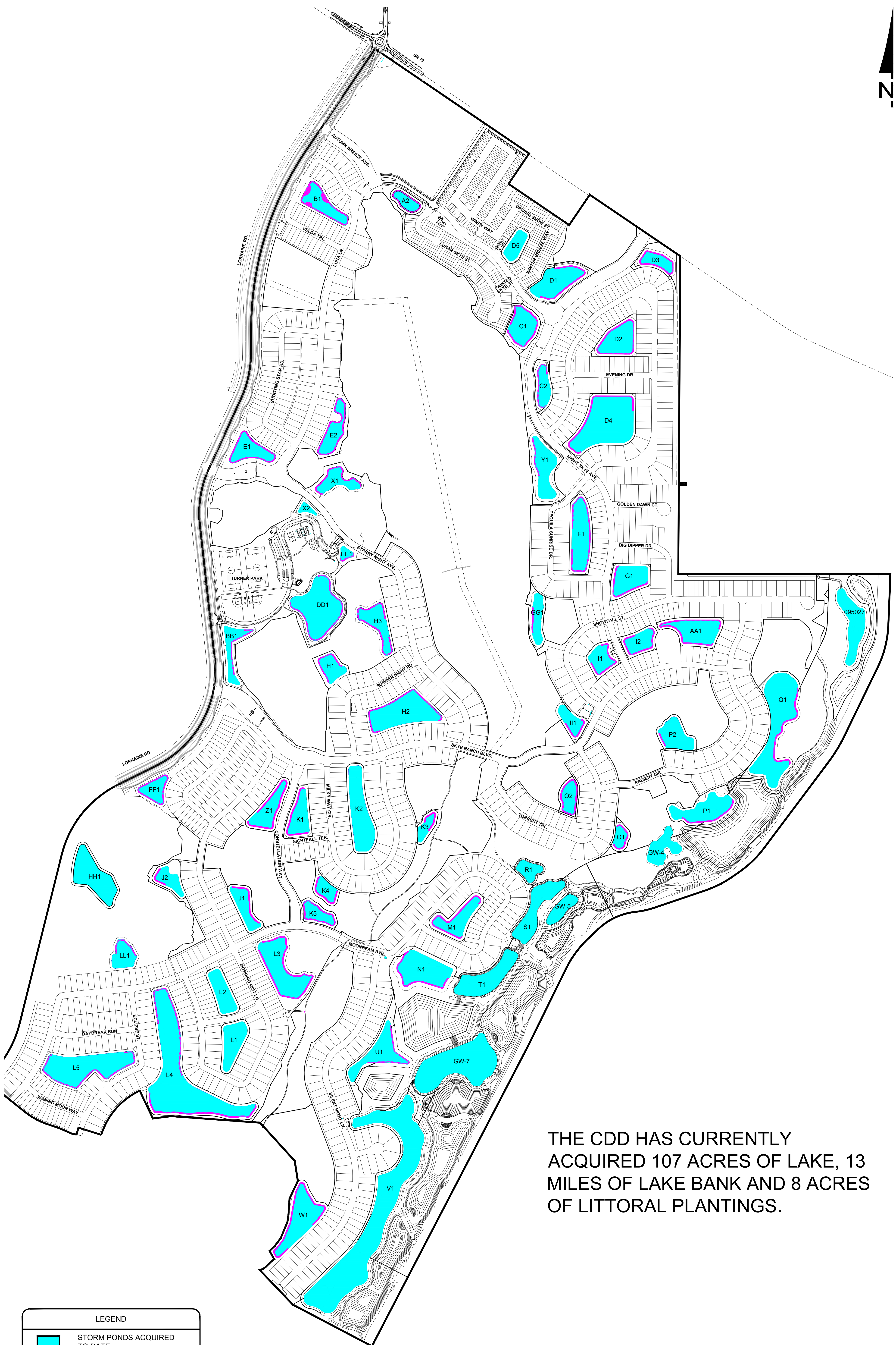
THE CDD CURRENTLY MAINTAINS
36 ACRES OF LANDSCAPING.

LEGEND

LANDSCAPE TO BE
MAINTAINED BY CDD



D:\Projects\386-05 (LT Ranch)\CDD\Drawings-Enhancements\386-05-10 CDD Ownership Map\Current Plans\38605E10.dwg
1/27/2023 10:11:29 AM



THE CDD HAS CURRENTLY
ACQUIRED 107 ACRES OF LAKE, 13
MILES OF LAKE BANK AND 8 ACRES
OF LITTORAL PLANTINGS.

LEGEND

STORM PONDS ACQUIRED TO DATE

STORM POND LITTORAL SHELF



D:\Projects\3861-05 (LT Ranch)\CDD\Drawings-Exhibits\386-05-11 CDD Environmental Maintenance Map\Current Plans\38605E11.dwg
3/4/2024 7:45:48 AM



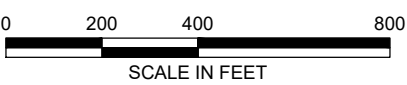


FEATURES:
332 ACRES OF WETLAND PRESERVE

LEGEND

CDD OWNERSHIP

WETLAND

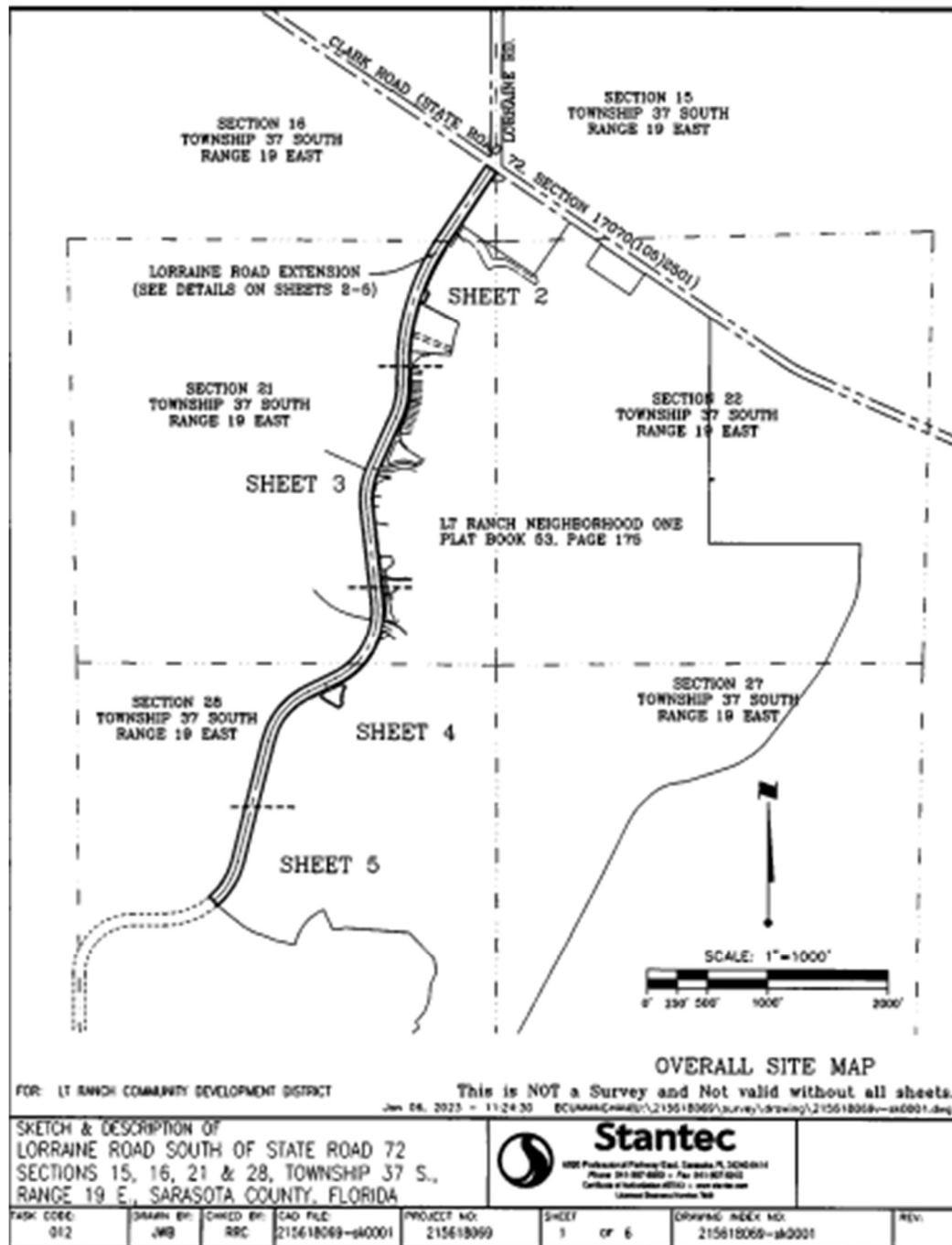


C:\Projects\386-05 (LT Ranch)\CDD\Drawings-Exhibits\386-05-11 CDD Environmental Maintenance Map\Current Plans\38605E11.dwg
1/25/2023 10:30:59 AM

EXHIBIT B
DESCRIPTION & LOCATION OF LORRAINE ROAD IMPROVEMENTS

Real Property:

That certain portion of Lorraine Road, also known as Tract 101, as identified in LT Ranch Neighborhood One, recorded at Plat Book 53, Pages 175 – 224, of the Official Records of Sarasota County, Florida, and further depicted below:



Tangible Property:

Landscape Improvements – All landscape, including but not limited to plants, trees, timber, shrubbery, and other landscaping and plantings; and

Irrigation Improvements - All irrigation systems, including but not limited to wells, pumps, pipes, structures, fittings, valves, spray heads and related system components; and

Hardscape Improvements – All walls and fence improvements, and monument signs,,; and

Roadway Improvements - All public roads, pavement, curbing, streetlights, and other physical improvements; and

Stormwater & Drainage Improvements - All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes.

EXHIBIT C
DESCRIPTION & LOCATION OF AMENITY IMPROVEMENTS

Real Property:

Tract 502 (Future Development Area, Park CP-1) and Tract 503 (Future Development Area, Park CP-1, Pond BB1, Pond CC1, Pond DD1 and Pond EE1), as identified in LT Ranch Neighborhood One, recorded at Plat Book 53, Pages 175 – 224, of the Official Records of Sarasota County, Florida.

Tangible Property:

Stormwater & Drainage Improvements - All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes; and

Irrigation Improvements - All irrigation systems, including but not limited to wells, pumps, pipes, structures, fittings, valves, spray heads and related system components; and

Recreation Improvements – Playground with children’s playhouse, snack shack with two restrooms, one fishing pier, basketball court, tennis courts, baseball fields, soccer fields, volleyball court, guard gate, dog park and chain-link fencing.

MEMO

To: Board of Supervisors

From: James P. Ward

Date: March 13, 2024

Re: Commission on Ethics newly established Electronic Financial Disclosure Management System ("EFDMS") website registration, Financial Disclosure Forms, and Required Ethics Training

Beginning January 1, 2024, the Florida Commission on Ethics has enacted new procedures for electronic filing of Financial Disclosure forms for Public Officials, as a means of submitting Forms and updating your Filer contact information.

To access the newly established Electronic Financial Disclosure Management System ("EFDMS"), visit the login page (<https://disclosure.floridaethics.gov/Account/Login>) and watch the instructional video for directions on how to register/confirm registration.

If you have filed a Form 1 before, click "I am a Filer" and follow the prompts.

Instructions, FAQs, and tutorials are available from the dashboard within EFDMS. Additional assistance can be obtained Monday-Friday from 8:00 a.m. until 5:00 p.m. by contacting the Commission directly.

Financial disclosure forms are due on or before July 1, 2024 for the preceding calendar year. A grace period is in effect until September 1. If the disclosure is not filed or postmarked by September 1, an automatic fine of \$25 per day will begin to accrue and will continue to build until the disclosure is filed, or the fine reaches \$1,500.

If you have an annual filing requirement AND will be running for office as a qualified elector in November, then you will need to complete your disclosure in EFDMS and submit your filing electronically to the Commission, then print a verification/receipt for e-filing your form or print a copy of your disclosure to file with your Qualifying Officer packet.

It is imperative that each filer take the time to confirm their registration on the EFDMS site, in order to ensure that the Florida Commission on Ethics has updated and correct contact information. All communication about filing requirements and due dates for filers will be provided via email only. Filers MUST maintain a current email address in EFDMS. By law, failure to maintain a current email address will not qualify as an "unusual circumstance" during an appeal of an automatic fine for failure to timely file a Form.

If the annual form is not submitted via the electronic filing system created and maintained by the Florida Commission on Ethics by September 3, 2024, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office [s. 112.3145, F.S.].

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.].

Also beginning January 1, 2024, all elected local officers of independent special districts, including any person appointed to fill a vacancy on an elected special district board, whose service began on or before March 31st of the year for which you are filing, are now required to complete four (4) hours of Ethics Training each calendar year. The four (4) hours of Ethics Training shall be allocated amongst the following categories:

- two (2) hours of ethics law,
- one (1) hour of Sunshine Law; and
- one (1) hour of Public Records law.

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. Supervisors will report their 2024 training when they fill out their Form 1 (Statement of Financial Interests) for the 2025 year by checking a box confirming that they have completed the annual Ethics Training.

It is highly recommended that you keep a record of all ethics training used to satisfy the Ethics Training requirements. At present, there is no need to submit a certificate or letter of completion of the Ethics Training. However, the Florida Commission on Ethics (“COE”) advises that Supervisors maintain a record in the event they are asked to provide proof of completion of all Ethics Training.

Additionally, you may be solicited by a private organization (Florida Association of Special Districts) – to take their Ethics Training Course on their platform for which there is a fee. **You are NOT required to use their services nor pay the fees they charge.** There are several free online resources and links to resources that Supervisors might find helpful, including free training for the two (2) hour ethics portion and links to outside trainings which can be used to satisfy the other categories of the Ethics Training. **You may take training from any source you choose.**

State Ethics Laws for Constitutional Officers & Elected Municipal Officers (Video Tutorial):

<https://youtu.be/U8JktIMKzyl>

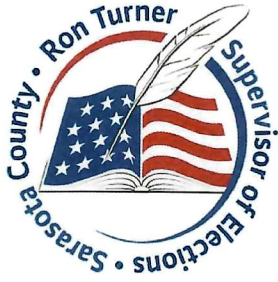
Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation):

<https://www.myfloridalegal.com/sites/default/files/2023-05/opengovernmentoverview.pdf>

Office of the Attorney General 2-hour Audio Presentation regarding Public Meetings and Public Records Law:

<https://www.myfloridalegal.com/sites/default/files/Full%2520audio%25202018%5B2%5D.mp3>

As always, if you have any questions regarding this information, please feel free to contact me directly at 954-658-4900.



Ron Turner Supervisor of Elections

Sarasota County: Our County. Our Vote.

April 15, 2024

Cori Dissinger
JPWard & Associates
2301 NE 37th Street
Fort Lauderdale FL 33308

Subject: Qualified Registered Electors for LT Ranch CDD

Dear Cori,

Listed below is the total number of qualified registered electors for the LT Ranch Community Development District as of April 15, 2024.

Voters: 884

Sincerely,

Ron Turner
Supervisor of Elections
Sarasota County, Florida

RT/ajw

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 2024

FISCAL YEAR 2024

PREPARED BY:

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

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

LT Ranch Community Development District

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>2-4</i>
<i>Debt Service Fund</i>	
<i>Series 2019</i>	<i>5</i>
<i>Series 2022-1</i>	<i>6</i>
<i>Series 2022-2</i>	<i>7</i>
<i>Capital Project Fund</i>	
<i>Series 2019</i>	<i>8</i>
<i>Series 2022-1</i>	<i>9</i>
<i>Series 2022-2</i>	<i>10</i>
<i>Lorraine Road</i>	<i>11</i>

***The September 30, 2024 Financial Statements are
Subject to Audit.***

JPWard & Associates, LLC

**2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308**

LT Ranch Community Development District
Balance Sheet
for the Period Ending April 30, 2024

	Governmental Funds								Account Groups			Totals (Memorandum Only)
	Debt Service Funds				Capital Project Funds				General Long Term Debt	General Fixed Assets		
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2019	Series 2022-1	Series 2022-2	Lorraine Road				
Assets												
Cash and Investments												
General Fund - Invested Cash	\$ 1,403,231	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,403,231
Debt Service Fund												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	476,850	85,090	459,173	-	-	-	-	-	-	-	1,021,113
Revenue Account	-	1,135,187	176,044	938,793	-	-	-	-	-	-	-	2,250,024
Capitalized Interest	-	-	7,176	26,351	-	-	-	-	-	-	-	33,527
Prepayment Account	-	27,468	-	-	-	-	-	-	-	-	-	27,468
Construction Account	-	-	-	-	394	9	22,567	-	-	-	-	22,970
Cost of Issuance Account	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds												
General Fund	-	20,024	3,672	19,326	-	-	-	-	-	-	-	43,022
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Due from Capital Projects Fund	-	-	-	-	-	-	-	-	-	-	-	-
Other Assets - Current												
Other Assets - Non-Current	387	-	-	-	-	-	-	-	-	-	-	387
Prepaid Expenses												
Unamortized Prem/Discount on Bonds Payable	-	-	-	-	-	19,747	61,353	-	-	-	-	81,100
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	3,375,154	-	-	3,375,154
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	28,044,847	-	-	28,044,847
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	13,954,303	-	13,954,303
Total Assets	\$ 1,403,618	\$ 1,659,528	\$ 271,982	\$ 1,443,643	\$ 394	\$ 19,756	\$ 83,920	\$ -	\$ 31,420,000	\$ 13,954,303	-	\$ 50,257,145
Liabilities												
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Due to Developer	6,480	-	-	-	-	-	-	-	-	-	-	6,480
Due to Other Funds												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	43,022	-	-	-	-	-	-	-	-	-	-	43,022
Bonds Payable												
Current Portion												
Series 2019	-	-	-	-	-	-	-	-	370,000	-	-	370,000
Series 2022-1	-	-	-	-	-	-	-	-	30,000	-	-	30,000
Series 2022-2	-	-	-	-	-	-	-	-	185,000	-	-	185,000
Long Term												
Series 2019	-	-	-	-	-	-	-	-	15,390,000	-	-	15,390,000
Series 2022-1	-	-	-	-	-	-	-	-	2,350,000	-	-	2,350,000
Series 2022-2	-	-	-	-	-	-	-	-	13,095,000	-	-	13,095,000
Unamortized Prem or (Disc) on Bds Pybl	-	-	-	-	54,012	-	-	-	-	-	-	54,012
Total Liabilities	\$ 49,502	\$ -	\$ -	\$ -	\$ 54,012	\$ -	\$ -	\$ -	\$ 31,420,000	\$ -	-	\$ 31,523,513
Fund Equity and Other Credits												
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	13,954,303	-	13,954,303
Fund Balance												
Restricted												
Beginning: October 1, 2023 (Unaudited)	-	927,893	157,440	847,026	(53,630)	19,756	83,236	-	-	-	-	1,981,721
Results from Current Operations	-	731,635	114,542	596,617	12	-	684	-	-	-	-	1,443,490
Unassigned												
Beginning: October 1, 2023 (Unaudited)	1	-	-	-	-	-	-	-	-	-	-	1
Results from Current Operations	1,354,116	-	-	-	-	-	-	-	-	-	-	1,354,116
Total Fund Equity and Other Credits	\$ 1,354,117	\$ 1,659,528	\$ 271,982	\$ 1,443,643	\$ (53,618)	\$ 19,756	\$ 83,920	\$ -	\$ -	\$ 13,954,303	-	\$ 18,733,631
Total Liabilities, Fund Equity and Other Credits												
Total Liabilities, Fund Equity and Other Credits	\$ 1,403,618	\$ 1,659,528	\$ 271,982	\$ 1,443,643	\$ 394	\$ 19,756	\$ 83,920	\$ -	\$ 31,420,000	\$ 13,954,303	-	\$ 50,257,144

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (189,901)	0%
Interest										
Interest - General Checking	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	-	356,860	356,603	97,872	830,312	9,591	34,439	1,685,677	2,940,695	57%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Contributions Private Sources										
TM - Lorraine Rd Widening	-	-	-	-	-	-	-	-	-	N/A
Taylor Morrison	162,626	250,000	-	-	-	-	-	412,626	-	N/A
Note Proceeds	-	-	-	-	-	-	-	-	-	N/A
Developer Funding for Carryforward	-	-	-	-	-	-	-	-	-	N/A
Developer Funding - Initial Reserve	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 162,626	\$ 606,860	\$ 356,603	\$ 97,872	\$ 830,312	\$ 9,591	\$ 34,439	\$ 2,098,303	\$ 2,750,794	76%
Expenditures and Other Uses										
Executive										
Professional Management	3,750	3,750	3,750	3,750	3,750	3,750	3,750	26,250	45,000	58%
Financial and Administrative										
Audit Services	-	-	1,000	4,800	-	-	-	5,800	4,400	132%
Accounting Services	2,250	2,250	2,250	2,250	2,250	2,250	2,250	15,750	27,000	58%
Assessment Roll Services	2,125	2,125	2,125	2,125	2,125	2,125	2,125	14,875	25,500	58%
Arbitrage Rebate Services	-	-	-	-	500	500	500	1,500	500	300%
Other Contractual Services										
Legal Advertising	-	-	-	-	-	-	-	-	2,000	0%
Trustee Services	-	-	-	12,631	-	-	-	12,631	6,695	189%
Dissemination Agent Services	-	-	-	-	-	-	3,000	3,000	5,000	60%
Bond Amortization Schedules	-	-	-	-	-	-	100	100	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	51	95	9	-	104	-	-	259	250	104%
Communications & Freight Services										
Postage, Freight & Messenger	-	-	-	-	-	-	11	11	200	5%
Computer Services - Website Development	-	-	-	-	-	300	-	300	2,000	15%
Insurance	68,694	-	-	-	-	-	-	68,694	10,000	687%
Printing & Binding	-	-	-	-	-	-	-	-	600	0%
Subscription & Memberships	-	175	-	-	-	-	-	175	175	100%
Rentals	-	-	-	-	-	-	-	-	-	N/A
Legal Services										
Legal - General Counsel	-	-	4,351	-	1,382	-	-	5,733	7,500	76%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2022-1 Bonds	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2022-2 Bonds	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services										
Engineering/ Field Services	-	1,890	-	-	255	4,241	9,206	15,592	7,500	208%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	N/A
TM - Lorraine Rd Widening	-	-	-	-	-	-	-	-	-	N/A
NPDES	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	N/A
Emergency & Disaster Relief Services										
Hurricane Ian	-	-	-	-	-	-	-	-	-	N/A

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Conservation and Resource MGMT										
Re-Use System										
Utility Services										
Re-Use Water (Sarasota County)	-	2,856	4,072	-	3,046	1,486	3,466	14,927	23,400	64%
Repairs and Maintenance										
Irrigation System (Line Distribution)	-	-	-	370	-	-	-	370	7,000	5%
Irrigation System (Pump Station)	-	2,630	-	1,144	-	-	-	3,774	14,000	27%
Stormwater Management Services										
Lake, Lake Bank and Littoral Shelf Maintenance										
Professional Services										
Asset Management	-	2,333	2,333	2,333	2,333	2,333	2,333	14,000	28,000	50%
Repairs and Maintenance										
Aquatic Weed Control	-	-	12,999	4,333	4,333	5,333	4,333	31,331	54,000	58%
Littoral Shelf - Invasive Plant Control	-	-	-	-	-	-	-	-	12,800	0%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	18,000	0%
Detention Area Maintenance	-	-	-	-	925	-	-	925	4,200	22%
Water Quality Testing	-	-	-	-	-	-	-	-	-	N/A
Littoral Shelf Planting	-	-	2,184	-	-	-	-	2,184	3,000	73%
Control Structures, Catch Basins & Outfalls	-	-	-	-	3,500	-	-	3,500	27,500	13%
Preserve Services										
Shell Path Regrading	-	-	-	-	-	-	-	-	15,000	0%
Wetland Maintenance	-	-	15,675	-	-	14,750	-	30,425	70,500	43%
Enhancement Area Maintenance	-	10,675	-	10,675	-	8,500	1,875	31,725	55,000	58%
Preserve Maintenance	-	-	-	-	-	-	-	-	-	N/A
Creation Area Maintenance	-	-	-	-	-	-	4,788	4,788	4,000	120%
Green Way Maintenance	-	-	-	-	-	2,175	4,788	6,963	20,000	35%
Contingencies	-	-	-	-	-	-	-	-	28,400	0%
Operating Supplies	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	N/A
Lorraine Road Maintenance										
Professional Services										
Asset Management	-	1,042	1,042	1,042	1,042	1,042	1,042	6,250	12,500	50%
SWFWMD Reporting Re-use System	-	-	-	-	-	-	-	-	3,000	0%
Utility Services										
Electric - Street Lights	751	738	776	844	860	733	696	5,397	12,600	43%
Irrigation Water	968	-	-	-	-	-	-	968	16,140	6%
Repairs and Maintenance										
Landscape Maintenance										
Periodic Maintenance	-	54,829	-	13,867	55,219	-	22,899	146,814	290,000	51%
Pressure Cleaning	-	-	-	-	1,125	-	-	1,125	20,000	6%
Frost Damage	-	-	-	-	-	-	-	-	-	N/A
Vehicular Damage	-	272	252	367	340	-	-	1,231	26,000	5%
Tree Trimming	-	-	-	-	15,363	-	-	15,363	13,000	118%
Landscape Replacements	-	-	-	-	5,532	-	-	5,532	24,000	23%
Mulch Installation	-	-	18,495	5,983	-	-	-	24,478	44,000	56%
Annuals	-	-	1,523	3,098	1,523	9,270	-	15,413	19,000	81%
Roadway Lighting	-	-	-	-	-	-	-	-	8,000	0%
Landscape Lighting	-	-	-	-	-	-	-	-	-	N/A
Fountain Services	-	-	-	-	-	-	-	-	-	N/A
Irrigation Repairs	-	-	1,135	-	-	-	650	1,785	-	N/A
Irrigation System - Line Distrib	-	-	-	-	-	-	-	-	-	N/A
Irrigation System - Pump Station	-	-	-	-	-	-	-	-	-	N/A
Contingencies	1,250	-	1,480	-	-	-	-	2,730	54,300	5%
Operating Supplies	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	1,375	-	-	-	-	300	1,675	-	N/A

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Skye Ranch Rd, Lattimer, Luna Ln Maintenance										
Periodic Maintenance	-	16,419	-	8,209	16,419	-	8,209	49,256	99,000	50%
Community Park										
Professional Services										
Asset Management	-	1,292	1,292	1,292	1,292	1,292	1,292	7,750	15,500	50%
Park Staffing	-	3,333	3,333	3,333	3,333	3,333	3,333	20,000	40,000	50%
Utility Services										
Electric	-	-	-	-	-	-	-	-	4,000	0%
Water and Sewer	-	-	-	-	-	-	-	-	-	N/A
Repairs and Maintenance										
Sand Replacement	-	-	-	-	-	400	-	400	9,000	4%
Janitorial	4,120	4,120	4,910	-	4,180	3,980	3,980	25,290	33,000	77%
Landscape Maintenance	-	-	-	-	-	-	-	-	-	N/A
Floritam Grass Areas	-	4,302	-	4,776	14,802	-	4,776	28,657	42,000	68%
Tree Trimming	-	-	-	-	-	-	-	-	-	N/A
Bermuda Grass Area										
Mowing Area	-	-	-	3,150	12,600	-	3,150	18,900	75,600	25%
Agronomic Scope	-	-	-	3,520	14,080	-	3,520	21,120	42,240	50%
Aeration/Venticutting	-	-	-	-	-	-	-	-	22,000	0%
Topdressing	-	-	-	-	-	-	-	-	10,100	0%
Rye Seeding	-	-	-	-	5,200	-	-	5,200	12,000	43%
Bahai Maintenance										
Mowing/Edging and Weedeating	-	3,501	-	1,750	3,501	-	1,750	10,503	9,000	117%
Bed Maintenance Services	-	-	-	-	-	-	-	-	8,000	0%
Landscape Replacements	-	-	-	-	-	-	-	-	8,000	0%
Maintenance Amenity Center	-	-	-	-	-	-	-	-	12,000	0%
Mulch Installation	-	-	365	-	-	-	-	365	14,000	3%
Irrigation System - Wet Checks	-	-	-	500	2,000	-	500	3,000	11,400	26%
Snack Shack										
Utility Services										
Electric	-	-	-	-	-	-	-	-	5,000	0%
Water and Sewer	-	201	162	143	141	135	146	929	7,000	13%
Building Maintenance	-	-	-	-	-	-	-	-	2,000	0%
Miscellaneous Repairs	-	3,838	175	-	-	-	-	4,013	3,000	134%
Playground										
Miscellaneous Repairs	-	2,810	-	-	749	141	-	3,700	7,000	53%
Dog Park										
Miscellaneous Repairs	-	-	-	665	-	-	-	665	2,400	28%
Outdoor Sport Courts										
Miscellaneous Repairs	-	-	-	-	-	-	100	100	2,800	4%
Outdoor Sports Fields - Other	-	-	-	-	-	-	-	-	7,400	0%
Hurricane Repairs	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	66,588	0%
Reserves										
Operational Reserve (Future Years)	-	-	-	-	-	-	-	-	250,000	N/A
Other Financing Uses										
Note Payable-TM to Fund FY 2022 Operations	-	-	-	-	-	-	-	-	679,147	N/A
Other Fees and Charges										
Discounts/Collection Fees	-	-	-	-	-	-	-	-	179,959	N/A
Sub-Total:	83,959	126,851	85,686	96,951	183,803	68,069	98,867	744,187	2,750,794	27%
Total Expenditures and Other Uses:	\$ 83,959	\$ 126,851	\$ 85,686	\$ 96,951	\$ 183,803	\$ 68,069	\$ 98,867	\$ 744,187	\$ 2,750,794	27%
Net Increase/ (Decrease) in Fund Balance	78,667	480,008	270,916	921	646,509	(58,478)	(64,428)	1,354,116	-	
Fund Balance - Beginning	1	78,668	558,677	829,593	830,514	1,477,023	1,418,545	1	-	
Fund Balance - Ending	\$ 78,668	\$ 558,677	\$ 829,593	\$ 830,514	\$ 1,477,023	\$ 1,418,545	\$ 1,354,117	\$ 1,354,117	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income										
Interest Account	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	2,097	2,167	2,082	2,140	2,120	1,984	2,121	14,711	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1,968	2,067	684	1,472	2,282	2,605	4,094	15,173	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments										
Special Assessments - On Roll	-	207,486	207,336	56,905	482,762	5,576	20,024	980,089	1,021,209	96%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	27,468	-	27,468	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,065	\$ 211,720	\$ 210,102	\$ 60,517	\$ 487,164	\$ 37,633	\$ 26,239	\$ 1,037,440	\$ 1,021,209	102%
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2019	-	-	-	-	-	-	-	-	345,000	0%
Principal Debt Service - Early Redemptions										
Series 2019	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2019	-	305,805	-	-	-	-	-	305,805	611,610	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges										
Discounts for Early Payment	-	-	-	-	-	-	-	-	66,812	0%
Total Expenditures and Other Uses:	\$ -	\$ 305,805	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 305,805	\$ 1,023,422	30%
Net Increase/ (Decrease) in Fund Balance	4,065	(94,085)	210,102	60,517	487,164	37,633	26,239	731,635	(2,213)	
Fund Balance - Beginning	927,893	931,958	837,873	1,047,975	1,108,492	1,595,656	1,633,289	927,893	-	
Fund Balance - Ending	\$ 931,958	\$ 837,873	\$ 1,047,975	\$ 1,108,492	\$ 1,595,656	\$ 1,633,289	\$ 1,659,528	\$ 1,659,528	\$ (2,213)	

LT Ranch Community Development District
Debt Service Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,579.00	0%
Interest Income										
Interest Account	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	374	387	372	382	378	354	379	2,625	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	1	1	-	N/A
Capitalized Interest Account	318	332	22	25	26	27	30	780	-	N/A
Special Assessments - Prepayments										
Special Assessments - On Roll	-	38,046	38,018	10,434	88,522	1,023	3,672	179,715	183,003	98%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 692	\$ 38,764	\$ 38,412	\$ 10,841	\$ 88,927	\$ 1,403	\$ 4,081	\$ 183,121	\$ 251,582	73%
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2022-1	-	-	-	-	-	-	-	-	30,000	0%
Principal Debt Service - Early Redemptions										
Series 2022-1	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2022-1	-	68,579	-	-	-	-	-	68,579	137,158	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges										
Discounts for Early Payment	-	-	-	-	-	-	-	-	8,078	0%
Total Expenditures and Other Uses:	\$ -	\$ 68,579	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,579	\$ 175,236	39%
Net Increase/ (Decrease) in Fund Balance	692	(29,815)	38,412	10,841	88,927	1,403	4,081	114,542	76,346	
Fund Balance - Beginning	157,440	158,132	128,317	166,730	177,571	266,497	267,900	157,440	-	
Fund Balance - Ending	\$ 158,132	\$ 128,317	\$ 166,730	\$ 177,571	\$ 266,497	\$ 267,900	\$ 271,982	\$ 271,982	\$ 76,346	

LT Ranch Community Development District
Debt Service Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 367,573	0%
Interest Income										
Interest Account	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	2,019	2,087	2,005	2,060	2,042	1,910	2,043	14,166	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	1	1	2	3	7	-	N/A
Capitalized Interest Account	1,703	1,778	112	116	116	109	117	4,051	-	N/A
Special Assessments - Prepayments										
Special Assessments - On Roll	-	200,262	200,118	54,924	465,954	5,382	19,326	945,966	987,516	96%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds										
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 3,722	\$ 204,127	\$ 202,235	\$ 57,101	\$ 468,113	\$ 7,403	\$ 21,489	\$ 964,190	\$ 1,355,089	71%
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2022-2	-	-	-	-	-	-	-	-	185,000	0%
Principal Debt Service - Early Redemptions										
Series 2022-2	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2022-2	-	367,573	-	-	-	-	-	367,573	735,145	50%
Operating Transfers Out (To Other Funds)										
Other Fees and Charges	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges										
Discounts for Early Payment	-	-	-	-	-	-	-	-	65,832	0%
Total Expenditures and Other Uses:	\$ -	\$ 367,573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 367,573	\$ 985,977	37%
Net Increase/ (Decrease) in Fund Balance	3,722	(163,445)	202,235	57,101	468,113	7,403	21,489	596,617	369,112	
Fund Balance - Beginning	847,026	850,749	687,303	889,538	946,639	1,414,752	1,422,155	847,026	-	
Fund Balance - Ending	\$ 850,749	\$ 687,303	\$ 889,538	\$ 946,639	\$ 1,414,752	\$ 1,422,155	\$ 1,443,643	\$ 1,443,643	\$ 369,112	

LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income										
Construction Account	2	2	2	2	2	2	2	12	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	N/A
Developer Contributions	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 12	\$ -	N/A
Expenditures and Other Uses										
Executive										
Professional Management	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services										
Trustee Services	-	-	-	-	-	-	-	-	-	N/A
Printing & Binding	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay										
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	N/A
Landscaping	-	-	-	-	-	-	-	-	-	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	N/A
Cost of Issuance										
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	-	-	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 12	\$ -	
Fund Balance - Beginning	\$ (53,630)	\$ (53,628)	\$ 703,572	\$ 703,573	\$ 703,575	\$ 703,577	\$ 703,578	\$ (53,630)	\$ -	
Fund Balance - Ending	<u>\$ (53,628)</u>	<u>\$ (53,626)</u>	<u>\$ 703,573</u>	<u>\$ 703,575</u>	<u>\$ 703,577</u>	<u>\$ 703,578</u>	<u>\$ 703,580</u>	<u>\$ (53,618)</u>	<u>\$ -</u>	

LT Ranch Community Development District
Capital Projects Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income										
Construction Account	-	-	-	-	-	-	-	-	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	N/A
Developer Contributions	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Expenditures and Other Uses										
Executive										
Professional Management	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services										
Trustee Services	-	-	-	-	-	-	-	-	-	N/A
Printing & Binding	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay										
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	N/A
Landscaping	-	-	-	-	-	-	-	-	-	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	N/A
Cost of Issuance										
Legal - Series 2022-1 Bonds	-	-	-	-	-	-	-	-	-	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fund Balance - Beginning	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	-
Fund Balance - Ending	<u>\$ 19,756</u>	<u>\$ 19,756</u>	<u>\$ 19,756</u>	<u>\$ 19,756</u>	<u>\$ 19,756</u>	<u>\$ 19,756</u>	<u>\$ 19,756</u>	<u>\$ 19,756</u>	<u>\$ 19,756</u>	<u>-</u>

LT Ranch Community Development District
Capital Projects Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income										
Construction Account	96	100	96	99	99	93	100	684	-	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	N/A
Developer Contributions	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 96	\$ 100	\$ 96	\$ 99	\$ 99	\$ 93	\$ 100	\$ 684	\$ -	N/A
Expenditures and Other Uses										
Executive										
Professional Management	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services										
Trustee Services	-	-	-	-	-	-	-	-	-	N/A
Printing & Binding	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay										
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	N/A
Landscaping	-	-	-	-	-	-	-	-	-	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	N/A
Cost of Issuance										
Legal - Series 2022-2 Bonds	-	-	-	-	-	-	-	-	-	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 96	\$ 100	\$ 96	\$ 99	\$ 99	\$ 93	\$ 100	\$ 684	\$ -	
Fund Balance - Beginning	\$ 83,236	\$ 83,332	\$ -	\$ 96	\$ 196	\$ 295	\$ 388	\$ 83,236	\$ -	
Fund Balance - Ending	<u>\$ 83,332</u>	<u>\$ 83,432</u>	<u>\$ 96</u>	<u>\$ 196</u>	<u>\$ 295</u>	<u>\$ 388</u>	<u>\$ 488</u>	<u>\$ 83,920</u>	<u>\$ -</u>	

LT Ranch Community Development District
Capital Projects Fund - Lorraine Road
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2024

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Developer Contributions										
TM - Lorraine Rd Widening	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,129	\$ 3,129	\$ -	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,129	\$ 3,129	\$ -	N/A
Expenditures and Other Uses										
Professional Services										
Legal - Lorraine Rd Widening	786	-	1,513	-	-	-	-	2,299	-	N/A
Repairs & Maintenance										
Contingencies	-	830	-	-	-	-	-	830	-	-
Capital Outlay										
Engineering	-	-	-	-	-	-	-	-	-	N/A
Construction in Progress	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ 786	\$ 830	\$ 1,513	\$ -	\$ -	\$ -	\$ -	\$ 3,129	-	N/A
Net Increase/ (Decrease) in Fund Balance	\$ (786)	\$ (830)	\$ (1,513)	\$ -	\$ -	\$ -	\$ 3,129	\$ -	\$ -	-
Fund Balance - Beginning	\$ -	\$ (786)	\$ -	\$ (1,513)	\$ (1,513)	\$ (1,513)	\$ (1,513)	\$ -	\$ -	-
Fund Balance - Ending	\$ (786)	\$ (1,616)	\$ (1,513)	\$ (1,513)	\$ (1,513)	\$ (1,513)	\$ 1,616	\$ -	\$ -	-