

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



REGULAR MEETING AGENDA

MAY 9, 2023

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 16, 2023

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 23, 2023, 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=me9e4e7717ce9f7b528aadd6076382d92>

Access Code: **2341 195 1309**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2341 195 1309**, password: **Jpward (579274** from phones) to join the meeting.

Agenda Item

1. Call to Order & Roll Call.
2. Consideration of the Minutes of the April 11, 2023, Regular meeting.
3. Consideration of **Resolution 2023-18**, a resolution of the Board of Supervisors approving the Proposed Fiscal Year 2023 Budget and setting the Public Hearing on **Tuesday, August 8, 2023, at 1:00 P.M.** at the offices of **Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232.**
4. Consideration of an Agreement between the LT Ranch Community Development District and the Master Homeowners Association for Programming within Turner Community Park.
5. Consideration of the First Amendment to the Interlocal Agreement between the LT Ranch Community Development District and Sarasota County, relating to the design, permitting and Construction of Lorraine.
6. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Asset Manager.

- a) Field Managers Report May 1, 2023.
- IV. District Manager.
 - a) Supervisor of Elections Qualified Elector Report dated April 15, 2023.
 - b) **Important Board Meeting Dates for Balance of Fiscal Year 2023.**
 - 1. June 13, 2023, meeting Canceled.
 - 2. Public Hearings: Fiscal Year 2024 Budget Adoption – August 8, 2023, at 1:00 P.M.
 - c) Financial Statement for period ending April 30, 2023 (unaudited).
- 7. Supervisor’s Requests and Audience Comments.
- 8. Adjournment.

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

The second order of business is the review and acceptance of the Minutes from the March 14, 2023, Regular Meeting.

The third order of business is the consideration of **Resolution 2023-18**, a resolution of the Board of Supervisors of the District which approves the Proposed Budget for Fiscal Year 2024 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, August 8, 2023, 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, August 8, 2023, 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 an agreement between the LT Ranch Community Development District and the Master Homeowners Association for programming within Turner Community Park.

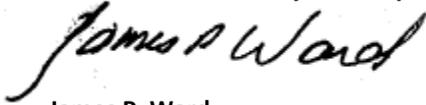
The fifth order of business is the consideration of the First Amendment to the Interlocal Agreement between the LT Ranch Community Development District and Sarasota County, relating to the design, permitting and Construction of Lorraine.

The sixth 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, 2023 (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 at (954) 658-4900.

Sincerely,

LT Ranch Community Development District



James P. Ward
District Manager

The Fiscal Year 2023 schedule is as follows:

June 13, 2023	July 11, 2023
August 8, 2023 – Public Hearings	September 12, 2023

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

10 The Regular Meeting of the Board of Supervisors of the LT Ranch Community Development District was
11 held on Tuesday, April 11, 2023, at 1:00 P.M. at the offices of Taylor Morrison, 551 Cattlemen Road,
12 Suite 200, Sarasota Florida 34232.
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15 **Present and constituting a quorum:**

16 John Wollard Chairperson
17 Scott Turner Assistant Secretary
18 Karen Goldstein Assistant Secretary

19 **Absent:**

20 Christy Zelaya Assistant Secretary
21 Christian Cotter Assistant Secretary

22 **Also present were:**

23 James P. Ward District Manager
24 Ashley Ligas District Attorney
25 Ron Schwied District Engineer
26 Tony Grau

27 **Audience:**

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

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

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34 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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36 Mr. James P. Ward called the meeting to order at approximately 1:03 p.m. He conducted roll call; all
37 Members of the Board were present, with the exception of Supervisor Zelaya and Supervisor Cotter,
38 constituting a quorum.

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40 **SECOND ORDER OF BUSINESS**

Consideration of Minutes

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42 **March 21, 2023 - Regular meeting**

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44 Mr. Ward asked if there were any corrections or deletions to the Regular Meeting Minutes; hearing
45 none, he called for a motion.
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94 *Grove has been doing this project now for a year. As you recall we had to fire our last contractor for a lot*
 95 *of problems. Obviously, I think Sunny Grove is qualified to continue on in this project if you so desire. I*
 96 *am unfamiliar with Down to Earth personally, although his resume seems to be quite extensive. I'm*
 97 *going to ask you for a motion to rank the two bidders as one and two, and then whoever the number one*
 98 *firm is, we will enter into a contract with that firm for purposes of this contract for a three year period.*
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On MOTION made by John Wollard, seconded by Karen Goldstein, and with all in favor, Sunny Grove was ranked number one, and Down to Earth was ranked number two.

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FIFTH ORDER OF BUSINESS **Consideration of Agreement Amendment**

Consideration of the first amendment to the Landscape and Irrigation Agreement

Mr. Ward: When we bid this project, we had only included some of the infrastructure that the District had ownership to. Between then and now we have actually added more infrastructure to the system, so I have prepared an amendment to the Landscaping Contract for whoever you chose as number one. In this instance it's Sunny Grove. The amendment to the Contract adds all of the additional facilities that the District has taken on as of today's date. I'm sure more will come online as we go through this process over the next three years, and we can either amend the contract or rebid it as we deem appropriate at that point. The amendment to the contract is a value of \$149,692.45 dollars for the three year period, basically beginning March 1, 2023 through September 30, 2025. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Karen Goldstein, and with all in favor, the first amendment to the Landscape and Irrigation Agreement was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2023-17**

Consideration of Resolution 2023-17, A resolution of the Board of Supervisors of the LT Ranch Community Development District ratifying the actions of the District Staff relative to the acceptances of responsibility for the perpetual Operation and Maintenance of certain portions of the Stormwater Management System

Mr. Ward indicated Resolution 2023-17 ratified actions of the Board and staff related to a requirement of the Sarasota Development Code where the District allowed the County to maintain certain District facilities.

On MOTION made by John Wollard, seconded by Scott Turner, and with all in favor, Resolution 2023-17 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS **Staff Reports**

- I. District Attorney**
- No report.

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II. District Engineer

No report.

III. District Asset Manager

a) Field Managers Report March 2023

No report.

IV. District Manager

a) Important Board Meeting Dates for Balance of Fiscal Year 2023:

- 1. Proposed Fiscal Year 2024 Budget – August 8, 2023, 1:00 P.M.**
- 2. NO Meeting June 13, 2023**
- 3. Public Hearings: FY 2024 Budget Adoption – August 8, 2023**

b) Financial Statement for period ending March 31, 2023 (unaudited)

Mr. Ward: Just remember we are going to start our budget process in May of this year. We will schedule the public hearing in July. Assessments are contemplated to increase this year as a result of all of this infrastructure we have taken on, so we will start that process. The reason I tell you that is this will require mailed notice to all residents which last time we did it was the first 800 units, now we are adding to it the bond issue that we did, so I think it's going to be close to 1,400 units if my memory serves me. I've already prepared the letter. So, just keep that in mind before we get to the May meeting.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Ward asked if there were any supervisor’s requests.

Mr. Wollard congratulated Sunny Grove and thanked Down to Earth for submitting a bid.

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

NINTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 1:16 p.m.

On MOTION made by Karen Goldstein, seconded by Scott Turner, and with all in favor, the meeting was adjourned.

LT Ranch Community Development District

James P. Ward, Secretary

John Wollard, Chairperson

RESOLUTION 2023-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LT RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024 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 2024; 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 2024 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, August 8, 2023
HOUR: 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

RESOLUTION 2023-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LT RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

PASSED AND ADOPTED this 23rd day of May 2023.

ATTEST:

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

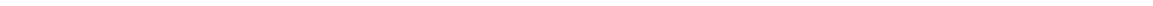
James P. Ward, Secretary

John Wollard, Chairperson

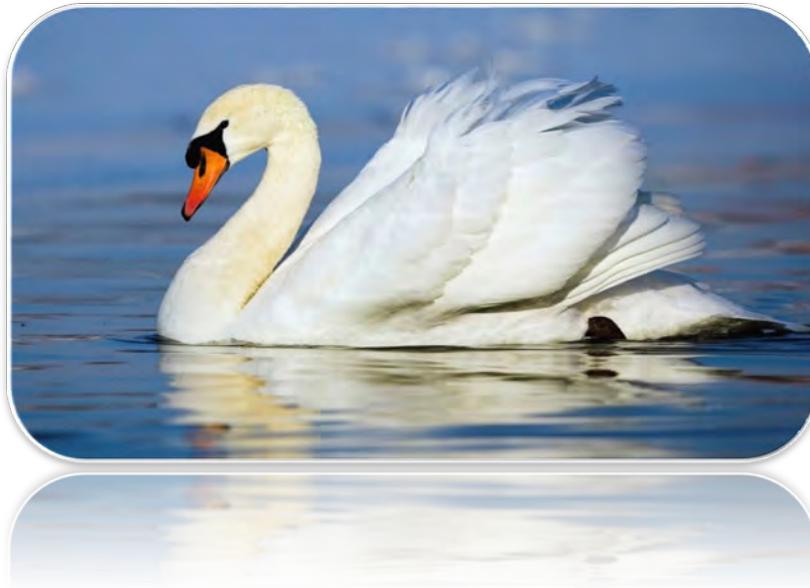
Exhibit A: Fiscal Year 2024 Proposed Budget

Exhibit A

Fiscal Year 2023 Proposed Budget



LT RANCH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2024 (May 9, 2023)

PREPARED BY:

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

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

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

Date: May 9, 2023
From: James P. Ward, District Manager
To: Board of Supervisors
Subject: Fiscal Year 2024 Budget

The Fiscal Year 2024 Budget year begins on October 1, 2023, and ends on September 30, 2024 in accordance with Chapter 190 Florida Statutes.

The Budget timeline is as follows:

Date of Action	Action Required	Description
May 9, 2023	Proposed Budget	Review
May 9, 2023	Approval of Proposed Budget by Resolution	Approve Proposed Budget Required
August 8, 2023	Public Hearing to Adopt Proposed Budget	ADOPTION REQUIRED
Week of August 21, 2023	Adopted Assessment Rate to Property Appraiser/Tax Collector	Manager Responsibility

The Budget is scheduled for approval May 9, 2023, which will permit the District to start the process towards adoption of the Budget on August 8, 2023. The approval sets the maximum assessment rate, however the Board will have one final opportunity during the Public Hearing for any changes. Changes at the Public Hearing can only be reductions in services.

The proposed comprehensive budget includes operations and debt service which pays for principal and interest on Bonds.

With this process, we have two main goals to accomplish along with one areas of concern.

The first goal is the development of the priorities for the next fiscal year, that identifies the expectations of the Board and the public for the future operations for the District, to properly maintain the assets of the community in a manner that befits the community.

The second goal was to develop a budget that remained fiscally responsible and ensure that our residents receive the high-quality services that is expected and fulfill the continued obligation of the District to maintain these services in a fiscally responsible manner.

The final goal and most important is to remain fully transparent to our residents in our services, expectations and delivery goals identified in the budget, with very specific line item detail in both our operational program and the capital programs for the year.

The main area of concern deals with the continuing rise in labor and materials costs along with inflation over the course of the coming years. We are seeing costs rise this year, and as we move into future years those increase will have an adverse effect on assessment rates. Current economic indicators show an economic slowdown to continue into 2023, inflation anticipated to remain higher than normal with an average of 4.7% for 2023 as wages push higher. While demand for most materials is expected to ease in the coming year, rising input costs, high energy prices and other challenges are expected to offset this.

Fiscal Year 2024 – Proposed Budget

This past year brought many challenges and opportunities as the District continues to grow and newly constructed planned infrastructure is being added to the operations of the District, including landscaping along Lorraine Boulevard, additional stormwater management lakes and preserves, a reuse irrigation system that provides water for the community, and the Community Park (Turner Park). These additional facilities add financial impacts to the District, as the community experiences growth. During this time, the Board of Supervisors has focused on the challenges of meeting the expectations of the community for Fiscal Year 2024 successfully.

The District continually provides comprehensive services for the community, while meeting the needs of the community. The Budget represents the continued growth of the Community, and meets the expectations. However, that growth comes with added financial impacts to our assessments moving into Fiscal Year 2024.

The Fiscal Year 2024 Proposed Budget undertakes the implementation of a comprehensive plan and complete set of goals looking forward to maintain assessments at sustainable levels to ensure services are provided, while continually assessing the outlook of District needs and amending resource allocations accordingly. While the focus is to maintain an assessment rate for the District that is sustainable, the growth in the Community is enviable, and requires new investments in our community to include service delivery requirements that meet both regulatory requirements and the District's needs, and which meets the objectives necessary to provide a focused management of the District's assets.

Fiscal Year 2024 - Budget Summary

The Fiscal Year 2024 Budget provides a path going forward to put the District on a clear focused path to maintain the various systems that are owned by the District for the benefit of the residents in a manner that allocates resources appropriately, strives to maintain assessment levels that meet the operating expectations of residents, and finally, to maintain the assets and to preserve their value for the benefit

of the community. To meet these objectives, it is first important to fully understand the size and scope of the assets. These include an extensive Stormwater Management System, Community-Wide Reuse Irrigation System, and landscaping of Lorraine Boulevard.

The Stormwater Management System includes preserves, lakes, littoral plantings, lake banks, and drainage pipes, and encompasses over 66 acres of lakes, 8 miles of lake banks, 7 acres of littoral plantings, 50,000 linear feet of drainage pipes and over 226 acres of wetland preserves.

The Community-Wide Reuse Irrigation System consists the use of metered re-use water from Sarasota County that supplies reuse water each year in an amount up to 797,200 gallons of water per day, 3 Irrigation Pump Stations being located throughout the project; one (1) located in Skye Ranch on Velda Trail, one (1) located adjacent to Skye Ranch Townhomes on Luna Lane and one (1) located in Turner Park and 3 corresponding lakes that feed the pumps water, and two (2) recharge wells that are drilled into the Lower Tamiami Aquifer that supplements water from the recharge lake of up to 181.484 million gallons of water each year, with an average annual of 497,200 gallons per day.

The 25 acre Turner Park is nearing completion and includes 13 acres of landscaping, 2 Softball Fields, 2 Soccer Fields, 2 Tennis Courts, 1 Volleyball Court and 1 Basketball Court.

Finally, the landscaping along Lorraine Road, totaling 21 acres is being maintained by the District, to a standard over what the County would maintain this roadway.

The Proposed Budget recognizes the need to increase the cash balance to meet the first three months of operations over a two year period, in anticipation of receiving assessments in late December of each year.

The administration is the cost of continued administration of the District, which remains relatively constant from year-to-year.

The remaining items of the maintenance program are the result of new facilities for the community that are required to maintain District systems. This Budget, however, does not include funds for the capital renewal of assets, and which the District will evaluate those requirements in future years which may impact future Budgets.

Summary

The District's Budget provides the necessary level of expenditures to maintain the assets and does not provide a great margin in the event that expenditures vary from provided recommended forecasts. This budget builds the foundation for the financial stability of the District, while allowing the District to continue its focus of providing and meeting the needs for services to all residents.

**LT Ranch Community Development District
General Fund - Budget Summary
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 04/26/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ (189,901)	Required to meeting obligations (Cash Added) Funded over Two Fiscal Years
Assessments - On-Roll	\$ 767,394	\$ 704,444	\$ 767,394	\$ 2,940,695	Assessments from Property Owner's
Total Revenue & Other Sources	\$ 767,395	\$ 843,254	\$ 906,204	\$ 2,750,794	
Appropriations					
General Government					
Administration/Legal/Engineering	\$ 117,720	\$ 105,004	\$ 186,695	\$ 144,320	Overall Administration
Emergency & Disaster Relief Services					
Hurricane Ian	\$ -	\$ 218,970	\$ 260,970	\$ -	Cleanup/Repairs from Ian
Conservation and Resource Management (Re-Use Community Irrigation Water)					
Re-Use System	\$ 4,000	\$ 455	\$ 15,700	\$ 44,400	Re-Use Water/Maintance
Stormwater Management Services					
Lakes and Lake Bank Maintenance	\$ 64,200	\$ 86,157	\$ 138,290	\$ 147,500	Lake/Lake Banks
Preserve Maintenance	\$ 83,440	\$ 10,250	\$ 72,200	\$ 192,900	Open Spaces Preserved
Lorraine Road Services					
Roadway Maintenance	\$ 344,080	\$ 245,424	\$ 368,938	\$ 641,540	Landscaping
Turner Park Services					
All Park Maintenance	\$ 38,555	\$ 16,252	\$ 149,900	\$ 471,028	Yearly Maintenance
Reserves					
Extraordinary Capital/Operations	\$ 30,000	\$ -	\$ -	\$ 250,000	Establish funds for AddedServices (Hurricanes)
Other Financing Uses					
Interim Loan Repayment	\$ -	\$ -	\$ -	\$ 679,147	Prior Year Shortfalls
Other Fees and Charges					
Discounts & Fees to place on Tax Bills	\$ 91,400	\$ -	\$ -	\$ 179,958	Discounts when paying assessment in Nov.
Total Appropriations	\$ 773,395	\$ 682,512	\$ 1,192,693	\$ 2,750,794	

LT Ranch Community Development District
General Fund - Budget (Line Item)
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 04/26/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ (189,901)	Required to meeting obligations (Cash Added) Funded over Two Fiscal Years
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	Interest on General Bank Account
Assessment Revenue					
Assessments - On-Roll	\$ 767,394	\$ 704,444	\$ 767,394	\$ 2,940,695	Assessments from Property Owner's
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	
Note Proceeds					
Developer Loan Proceeds	\$ -	\$ 138,810	\$ 138,810	\$ -	Funds Operations Shortfalls for Fiscal Year 2023
Total Revenue & Other Sources	\$ 767,395	\$ 843,254	\$ 906,204	\$ 2,750,794	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Required Statutory Fees (Waived by Board)
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (If applicable)
Executive					
Professional - Management	\$ 41,000	\$ 23,917	\$ 41,000	\$ 45,000	District Manager
Financial and Administrative					
Audit Services	\$ 4,300	\$ 4,200	\$ 4,300	\$ 4,400	Statutory Required Audit Yearly
Accounting Services	\$ 17,000	\$ 9,917	\$ 17,000	\$ 27,000	All Funds
Assessment Roll Preparation	\$ 17,000	\$ 9,917	\$ 29,750	\$ 25,500	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 500	\$ 500	\$ 500	\$ 500	IRS Required Calculation to insure interest on bpond funds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 2,000	\$ 1,224	\$ 2,000	\$ 2,000	Statutory Required Legal Advertising
Trustee Services	\$ 6,695	\$ 5,214	\$ 6,695	\$ 6,695	Trustee Fees for Bonds
Dissemination Agent Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	Fees to place assessment on tax bills
Bank Service Fees	\$ 250	\$ 112	\$ 150	\$ 250	Bank Fees - Governmental Bank Account
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 200	\$ 10	\$ 10	\$ 200	Agenda Mailings and other misc mail
Rentals and Leases					

LT Ranch Community Development District
General Fund - Budget (Line Item)
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 04/26/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	Statutory Maintenance of District Web Site
Insurance	\$ 6,000	\$ 8,421	\$ 8,421	\$ 10,000	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 600	\$ -	\$ 4,000	\$ 600	Agenda Books and Misc Copies
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Legal Services					
General Counsel	\$ 7,500	\$ 17,847	\$ 35,694	\$ 7,500	District Attorney
Other Services - As Needed	\$ -	\$ -	\$ -	\$ -	District Attorney
Other General Government Services					
Engineering Services	\$ 7,500	\$ 23,552	\$ 30,000	\$ 7,500	District Engineer
	\$ 117,720	\$ 105,004	\$ 186,695	\$ 144,320	
Emergency & Disaster Relief Services					
Hurricane Ian	\$ -	\$ 218,970	\$ 260,970	\$ -	Cleanup/Restoration due to Hurrican Ian
Sub-Total:	\$ -	\$ 218,970	\$ 260,970	\$ -	
Conservation and Resource Management (Re-Use Community Irrigation Water)					
Re-Use System					
Utility Services					
Re-Use Water (Sarasota County)	\$ -	\$ -	\$ 11,700	\$ 23,400	Rate \$.26/1,000 gallons (agreed max is 712,000/day) Budget estimate is 250,000GPD
Repairs and Maintenance					
Irrigation System (Line Distribution)	\$ 4,000	\$ 455	\$ 4,000	\$ 7,000	Repair broken main line and vavles
Irrigation System (Pump Station)	\$ -	\$ -	\$ -	\$ 14,000	Monitoring and repairs as needed.
Sub-Total:	\$ 4,000	\$ 455	\$ 15,700	\$ 44,400	
Stormwater Management Services					
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional Services					
Asset Management	\$ 23,000	\$ 7,917	\$ 23,000	\$ 28,000	Field Operations Manager
Repairs & Maintenance					
Aquatic Weed Control	\$ 15,500	\$ 33,890	\$ 58,890	\$ 54,000	Periodic Spraying of Lakes. (28) new lakes were added.
Littoral Shelf - Invasive Plant Control	\$ 3,200	\$ -	\$ 3,200	\$ 12,800	Control of Invasives, maintain littoral areas
Lake Bank Maintenance	\$ -	\$ 2,600	\$ 5,000	\$ 18,000	Periodic maintenance of lake banks

LT Ranch Community Development District
General Fund - Budget (Line Item)
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 04/26/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Detention Area Maintenance	\$ -	\$ 2,050	\$ 5,000	\$ 4,200	Periodic maintenance of dry detention areas
Water Quality Testing	\$ -	\$ -	\$ -	\$ -	Periodic testing of lakes in water management system
Littoral Shelf Plantings	\$ -	\$ -	\$ 3,200	\$ 3,000	Periodic replacement of littoral shelf plantings.
Control Structures, Catch Basins & Outfalls	\$ 22,500	\$ 39,700	\$ 40,000	\$ 27,500	Inspection/Cleaning of Drainage Structures
Preserve Services					
Shell Path Regrading	\$ -	\$ -	\$ -	\$ 15,000	Yearly Maintenance
Wetland Maintenance	\$ 37,800	\$ 9,450	\$ 37,800	\$ 70,500	Preserve Maintenance four (4) times a year. (7)new wetland areas were added
Enhancement Area Maintenance	\$ 34,400	\$ 800	\$ 34,400	\$ 55,000	Preserve Maintenance six (6) times a year (9) new areas were added.
Creation Areas Maintenance	\$ -	\$ -	\$ -	\$ 4,000	Preserve Maintenance (2) new areas were added.
Green Way Maintenance	\$ -	\$ -	\$ -	\$ 20,000	Green Way Creation Area Maintenance and Landscaping
Contingencies	\$ 11,240	\$ -	\$ -	\$ 28,400	10% of Repairs and Maintenance Items
Operating Supplies	\$ -	\$ -	\$ -	\$ -	None Required
Capital Outlay	\$ -	\$ -	\$ -	\$ -	None Required
Sub-Total:	\$ 147,640	\$ 96,407	\$ 210,490	\$ 340,400	

Lorraine Road/Skye Ranch Blvd./Latimer St./Luna Lane

Professional Services

Asset Management	\$ 10,000	\$ 4,167	\$ 10,000	\$ 12,500	Field Operations Manager
SWFWMD Reporting -Re-Use System	\$ -	\$ -	\$ -	\$ 3,000	Re-Use Reporting periodically for SWFWMD Permit Requirement

Utility Services

Electric - Street Lights	\$ 11,200	\$ 5,791	\$ 11,200	\$ 12,600	Power Service
Irrigation Water	\$ 10,200	\$ 7,818	\$ 10,200	\$ 16,140	Re-use Irrigation Water

Repairs & Maintenance

Landscape Maintenance

Lorraine Blvd	\$ 176,800	\$ 147,532	\$ 183,538	\$ 290,000	Lorraine Road
Skye Ranch Road, Lattimer St. & Luna Lane	\$ -	\$ -	\$ -	\$ 99,000	Skye Ranch Blvd., Lattimer St., & Luna Lane
Pressure Cleaning	\$ -	\$ -	\$ 11,000	\$ 20,000	Yearly Side walks, curbs and gutters pressure cleaning
Frost Damage	\$ -	\$ -	\$ -	\$ -	Unusual Frost in FY 2022 Line Item removed
Vehicular Damage	\$ 36,000	\$ 1,964	\$ 10,000	\$ 26,000	Damage from Vehicular Traffic
Tree Trimming	\$ 11,000	\$ 3,877	\$ 11,000	\$ 13,000	Yearly trimming of Branches
Landscape Replacements	\$ 21,000	\$ 26,146	\$ 40,000	\$ 24,000	Yearly replacements of plants as needed
Mulch Installation	\$ 34,000	\$ 35,739	\$ 50,000	\$ 44,000	One (1) full mulch yearly and 1 touch up
Annuals	\$ 6,000	\$ 2,471	\$ 6,000	\$ 19,000	Four (4) times per year
Roadway Lighting	\$ 6,000	\$ -	\$ 6,000	\$ 8,000	Periodic repairs as needed to street lights as needed.

LT Ranch Community Development District
General Fund - Budget (Line Item)
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 04/26/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Landscape Lighting	\$ -	\$ -	\$ -	\$ -	No Lighting
Fountain Services	\$ 6,800	\$ 1,920	\$ 5,000	\$ -	Periodic repairs as needed
Contingencies	\$ 15,080	\$ 8,000	\$ 15,000	\$ 54,300	10% of Repairs and Maintenance
Operating Supplies	\$ -	\$ -	\$ -	\$ -	N/A for FY 2024
Capital Outlay	\$ -	\$ -	\$ -	\$ -	N/A for FY 2024
Contingencies	\$ -				Moved to another line item in FY 2024
Sub-Total:	\$ 344,080	\$ 245,424	\$ 368,938	\$ 641,540	
Community Park (CP1 - Turner Park)					
Professional Services					
Asset Management	\$ 6,000	\$ 2,500	\$ 6,000	\$ 15,500	Field Operations Manager
Park Staffing	\$ -	\$ -	\$ -	\$ 40,000	P/T Operations 3 times per week
Utility Services					
Electric					
Parking Lot Lighting	\$ -	\$ -	\$ 1,500	\$ 4,000	Electric Service
Snack Shack Lighting	\$ -	\$ -	\$ 1,500	\$ 5,000	Electric Service
Water and Sewer					
Snack Shack - Fountains	\$ -	\$ -	\$ 1,500	\$ 3,000	Two (2) Water Fountains
Snack Shack - Utilities	\$ -	\$ -	\$ 1,500	\$ 4,000	Restrooms
Repairs & Maintenance					
Sand Replacment	\$ -	\$ -	\$ -	\$ 9,000	Playground and volleyball Court (once per year)
Janitorial	\$ -	\$ -	\$ 3,200	\$ 33,000	Three (3) times a week Restroom Cleaning, Trash Removal & Restroom Supplies
Landscaping Maintenance	\$ 19,800	\$ -	\$ 19,800	\$ -	Moved to other line items in FY 2024
Floritam Grass Area's					
Mowing/Edging and Weeding	\$ -	\$ 13,502	\$ 22,000	\$ 42,000	42 event (Mowing, edgeing, and Weedeating)
Bermuda Grass Area's					
Mowing Only	\$ -	\$ -	\$ 37,500	\$ 75,600	84 events on baseball/soccor field mowing.
Agronomic Scope	\$ -	\$ -	\$ 21,000	\$ 42,240	Fertilization, Pest Control and Spot Spraying for weeds as needed.
Aeration/Verticutting	\$ -	\$ -	\$ -	\$ 22,000	Bermuda Grass Aeration - Once a year.
Topdressing	\$ -	\$ -	\$ 15,000	\$ 10,100	Sand Additions - Once a year, if needed.
Rye Seeding	\$ -	\$ -	\$ -	\$ 12,000	In Dormat season (winter) - add green color back to Bermuda Grass (NEEDS AN AMOUNT)
Bahai Maintenance					
Mowing/Edging and Weedeating	\$ -	\$ -	\$ 4,500	\$ 9,000	24 Events (mowing and Weedeating) twice monthly
Bed Maintenance Services					
Playgrounds, Medians around Restroom/Play Area	\$ -	\$ -	\$ -	\$ 8,000	12 monthly Services to include pruning of plant material and sparying for weeds.

LT Ranch Community Development District
General Fund - Budget (Line Item)
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 04/26/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Irrigation					
Wet Checks	\$ -	\$ -	\$ 4,700	\$ 9,400	12 Services
Line Distribution System	\$ 2,200	\$ -	\$ 2,200	\$ 2,000	Periodic repair as needed
Mulch Installation					
Park Excluding Playground Areas	\$ 1,600	\$ -	\$ -	\$ 6,000	Two (2) times per year
ADA Compliant Mulch for Playground Areas	\$ -	\$ -	\$ -	\$ 8,000	Two (2) time per year
Landscape Replacements	\$ -	\$ -	\$ -	\$ 8,000	Around Playground and Amenity Center (as needed)
Maintenance Amenity Center	\$ -	\$ -	\$ -	\$ 12,000	Hedges, groundcover, trees playground, tennis & dog park
Snack Shack					
Building Maintenance		\$ -	\$ -	\$ 2,000	Maintenance as needed
Miscellaneous Repairs	\$ -	\$ -	\$ 500	\$ 3,000	Maintenance as needed
Playground					
Miscellaneous Repairs	\$ 2,500	\$ 250	\$ 2,500	\$ 7,000	Inspection and repairs
Dog Park					
Miscellaneous Repairs	\$ 1,000	\$ -	\$ 1,000	\$ 2,400	Inspection and repairs
Outdoor Sports Fields	\$ 2,000	\$ -	\$ 2,000	\$ 7,400	Baseball, Basketball & Soccer Materials- Nets, Goals, Bases, Etc...
Miscellaneous Repairs	\$ 2,000	\$ -	\$ 2,000	\$ 2,800	As needed.
Contingencies	\$ 1,455	\$ -	\$ -	\$ 66,588	20% of Repairs and Maintenance
Sub-Total:	\$ 38,555	\$ 16,252	\$ 149,900	\$ 471,028	
Reserves					
Extraordinary Capital/Operations	\$ 30,000	\$ -	\$ -	\$ 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	\$ -	\$ -	\$ -	\$ 679,147	Hurricane Ian and FY22 and FY23 Operations Shortfall
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 91,400	\$ -	\$ -	\$ 179,958	Discounts property Owners can reduce assessment by (up to 4%) by paying in November, and Tax Collector and Property Appraiser Fees
Total Appropriations	\$ 773,395	\$ 682,512	\$ 1,192,693	\$ 2,750,794	
Fund Balances:					
Change from Current Year Operations			\$ (425,299)	\$ 189,901	Cash Over (Short) projected at fiscal year end
Fund Balance - Beginning					

LT Ranch Community Development District
General Fund - Budget (Line Item)
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 04/26/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Description
Extraordinary Capital/Operations	\$ -		\$ -	\$ 250,000	Long Term Capital Planning - Balance of Funds
1st Three (3) Months Operations	\$ -		\$ -	\$ 379,802	
Total Fund Balance	\$ (253,848)		\$ (679,147)	\$ 629,802	There is a negative cash balance at 09/30/2022

Product Type	Assessment Rate			Total EAU	FY 2024
	FY 2023	EAU Factor	# of Units		
Single Family 30' - 39'	\$ 857.54	0.80	164	131.20	\$ 2,007.21
Single Family 40' - 49'	\$ 911.14	0.85	219	186.15	\$ 2,132.67
Single Family 50' - 59'	\$ 964.74	0.90	299	269.10	\$ 2,258.12
Single Family 60' - 69'	\$ 1,071.93	1.00	230	230.00	\$ 2,509.02
Single Family 70' - 79'	\$ 1,179.12	1.10	68	74.80	\$ 2,759.92
Single Family 90' & up	\$ 1,286.32	1.20	24	28.80	\$ 3,010.82
Workforce - Family	\$ 750.35	0.70	360	252.00	\$ 1,756.31
Total:			1,364	1,172.05	

0

**LT Ranch Community Development District
Planned Land Use Type - Entire District**

Product Type								
Description	30' 39'	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work-Force (Multi-Family)	Total
Residential	136	304	444	225	67	24	360	1560
Total:	136	304	444	225	67	24	360	1560

**Planned Land Use Type - Area One Assessment Area
Table II**

Product Type								
Description	30' 39'	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work-Force (Multi-Family)	Total
Residential	136	152	241	147	38	24	62	800
Total:	136	152	241	147	38	24	62	800

**Planned Land Use Type - Phase II - (Assessment Area Two - Series 2022)
Table II**

Product Type								
Description	30' 39'	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work-Force (Multi-Family)	Total
Traditional	0	67	33	62	30	0	0	192
Active Adult	28	0	25	21	0	0	0	74
Workforce	0	0	0	0	0	0	298	298
Total:	28	67	58	83	30	0	298	564

**Planned Land Use Type - Area One and Area Two (Series 2022) Totals
Table III**

Product Type								
Description	30' 39'	42' Lots	52' Lots	62' Lots	76' Lots	90' Lots	Work-Force (Multi-Family)	Total
All Residential	164	219	299	230	68	24	360	1364

LT Ranch Community Development District
Debt Service Fund - Series 2019 Bonds - Budget
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 04/26/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 708	\$ 12	\$ -
Reserve Account	\$ -	\$ 931	\$ 6	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,021,209	\$ 995,879	\$ 1,021,209	\$ 1,021,209
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2019 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,021,209	\$ 997,518	\$ 1,021,227	\$ 1,021,209
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 335,000	\$ -	\$ 335,000	\$ 345,000
Principal Debt Service - Early Redemptions	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ 621,660	\$ 310,830	\$ 621,660	\$ 611,610
Other Fees and Charges				
Discounts for Early Payment	\$ 66,812	\$ -	\$ 66,812	\$ 66,812
Total Expenditures and Other Uses	\$ 1,023,472	\$ 310,830	\$ 1,023,472	\$ 1,023,422
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 686,688	\$ (2,245)	\$ (2,213)
Fund Balance - Beginning	\$ 848,583	\$ 848,583	\$ 848,583	\$ 846,338
Fund Balance - Ending	\$ 984,675	\$ 1,535,271	\$ 846,338	\$ 844,126

Restricted Fund Balance:

Reserve Account Requirement	\$ 476,850
Restricted for November 1, 2024 Interest Payment	<u>\$ 345,000</u>
Total - Restricted Fund Balance:	<u>\$ 821,850</u>

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

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

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

Description	Fiscal Year 2023 Budget	Actual at 04/26/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ 68,579
Interest Income				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ 165	\$ 325	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ 233	\$ 450	
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ 183,003
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Reserve Account Deposit	\$ -	\$ 85,090	\$ 85,090	\$ -
Capitalized Interest thru 11/1/2023	\$ -	\$ 120,394	\$ 120,394	\$ -
Total Revenue & Other Sources	\$ -	\$ 205,882	\$ 85,865	\$ 251,582
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ 30,000
Principal Debt Service - Early Redemptions	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ -	\$ -	\$ 51,815	\$ 137,158
Other Fees and Charges				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ 8,078
Total Expenditures and Other Uses	\$ -	\$ -	\$ 51,815	\$ 175,236
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 205,882	\$ 34,050	\$ 76,346
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 34,050
Fund Balance - Ending	\$ 984,675	\$ 205,882	\$ 34,050	\$ 110,396

Restricted Fund Balance:

Reserve Account Requirement	\$ 85,090
Restricted for November 1, 2024 Interest Payment	\$ 67,799
Total - Restricted Fund Balance:	\$ 152,889

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 2024

Description	Fiscal Year 2023 Budget	Actual at 04/26/2023	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ 367,573
Interest Income				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ 890	\$ 1,800	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ 1,251	\$ 2,400	
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ 987,516
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Reserve Account Deposit	\$ -	\$ 459,173	\$ 459,173	\$ -
Capitalized Interest thru 11/1/2023	\$ -	\$ 645,294	\$ 645,294	\$ -
Total Revenue & Other Sources	\$ -	\$ 1,106,607	\$ 463,373	\$ 1,355,088
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ 185,000
Principal Debt Service - Early Redemptions	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ -	\$ -	\$ 277,721	\$ 735,145
Other Fees and Charges				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ 65,832
Total Expenditures and Other Uses	\$ -	\$ -	\$ 277,721	\$ 985,977
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 1,106,607	\$ 185,651	\$ 369,111
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 185,651
Fund Balance - Ending	\$ 984,675	\$ 1,106,607	\$ 185,651	\$ 554,762

Restricted Fund Balance:

Reserve Account Requirement	\$ 459,173
Restricted for November 1, 2024 Interest Payment	\$ 362,948
Total - Restricted Fund Balance:	\$ 822,120

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		

**CDD / HOA OPERATIONS AGREEMENT
LT RANCH COMMUNITY DEVELOPMENT DISTRICT
TURNER COMMUNITY PARK**

THIS CDD / HOA OPERATIONS AGREEMENT (“**Agreement**”) is made and entered into this ____ day of _____, 2023, by and between:

LT Ranch Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is c/o JPWard & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308 (“**District**”); and

_____, a Florida not-for-profit corporation, whose address is c/o _____ (“**Association**”).

RECITALS

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District presently owns various facilities in “Turner Community Park,” which features soccer fields, baseball fields, tennis courts, basketball courts, volleyball court, playground, snack shack, dog park, fishing pier/dock, and walking paths (together, “**Community Park**”); and

WHEREAS, the District desires to contract with Association for programming operations of Turner Community Park (“**Programming**”), which programming shall be the responsibility of Association on a recurring basis as determined by the Association from time to time; and

WHEREAS, the Association represents that it is qualified, either in its own right or through its officers, employees, contractors and/or affiliates, to provide the programming and desires to contract with the District to do so in accordance with the terms of this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. SCOPE OF PROGRAMMING.

- A. **Programming.** Association shall be responsible for providing, or causing to be provided, the Programming in an efficient, lawful and satisfactory manner. All Programming shall be performed in an orderly and professional manner. NOTE: The District shall be responsible for inspecting, maintaining and repairing the Community Park.
- B. **Access.** The Community Park shall be open to entry and use for owners and their guests, and the Community Park shall not be leased out for any league activities. The Community

Park shall be used only for owners and their guests for outdoor recreation or open space purposes and shall not be leased converted to any other use, without the express written approval by the District, which approval will required an amendment to this Agreement, which the District may deny, in its sole and absolute discretion.

- D. **Investigation and Report of Accidents/Claims.** Association shall promptly investigate and provide a full written report to the District Manager as to all accidents or claims for damage relating to the Community Park or the Programming. Such report shall at a minimum include a description of any damage or destruction of property and the estimated cost of repair. Association shall cooperate and make any and all reports required by any insurance company or the District in connection with any accident or claim. Association shall not file any claims with the District's insurance company without the prior consent of the District's Board of Supervisors.
- E. **Adherence to District Rules, Regulations and Policies.** Association shall ensure that Association's officers, employees, contractors and affiliates are familiar with all District policies and procedures and are informed with respect to the rules, regulations and notices as may be promulgated by the District from time to time and Association shall ensure that said persons conform therewith. Association assures the District that all third parties will be dealt with at arm's length, and that the District's interest will be best served at all times.
- F. **Care of the District's Improvements.** Association shall use all due care to protect the property of the District, its residents and landowners from damage by Association or its officers, employees, contractors and affiliates. Association agrees to repair any damage resulting from the activities and Programming of the Association or its officers, employees, contractors and affiliates. The District is not responsible for the cost of repairs from damage resulting from the acts or omissions of the Association or its officers, employees, contractors and affiliates.
- G. **Billing.** Association, on behalf of the District, shall be solely responsible for the budgeting, and financing of all Programming for the Community Park and the District shall not be billed for any Programming in the Community Park.
- H. **Designation of District Representative.** The District Manager or their Designee shall serve as the District's representative with respect to the Programming. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements and systems pertinent to the Programming.
- I. **Assignment of Responsibilities.** The Association shall not enter into any agreement for any reason with third parties which would, in effect, transfer programming responsibilities to any other entity or individual.

SECTION 3. COMPENSATION. The Association shall provide the Programming at no cost to the District. The Association shall not be entitled, for any reason, to reimbursement or refund of any funds expended in the performance of its obligations under this Agreement. The Association agrees that there is sufficient consideration for this Agreement because, among other reasons, the Association benefits from the contracting efficiencies in having all of the public and community infrastructure maintained by a single entity.

SECTION 4. TERM. This Agreement commences on the date first written above and continues through September 30, 2024 ("**Initial Term**"). This Agreement shall automatically renew for annual periods thereafter unless terminated pursuant to the terms of this Agreement.

SECTION 5. INSURANCE. The Association and its contractors performing any part of the Programming shall maintain or cause to be maintained, at its / or their own expense throughout the term of this Agreement, industry standard Worker's Compensation Insurance, Commercial General Liability Insurance and Automobile Liability Insurance. The District shall be an additional insured under all such insurance.

SECTION 6. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 7. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Association shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances relating to the Property, including but not limited to any applicable permits or other regulatory approvals.

SECTION 8. LIENS AND CLAIMS. The Association shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Association shall keep the District property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Association's performance under this Agreement, and the Association shall immediately discharge any such claim or lien.

SECTION 9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. Without intending to limit the foregoing, the District shall have a "self-help" remedy whereby, in the event of a default by the Association, the District may provide the Programming and charge the cost of the Programming to the Association, provided that the District first provide the Association with a reasonable opportunity to cure any default. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 10. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that each party shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the party seeking to enforce the conditions and agreements in refraining from so doing; and further, that the failure of a party at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 11. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the parties to this Agreement, except as expressly limited in this Agreement.

SECTION 12. TERMINATION. At any time, either party may terminate this Agreement for any reason in its sole discretion and by providing at least sixty (60) days written notice to the other party of

its intent to terminate. In the event of termination by the Association, the Association shall be required to provide the District with sufficient funds to provide for the Programming contemplated by this Agreement until the District can complete its next regular budget and assessment cycle to incorporate funding into its budget and collect any necessary assessment revenues. Regardless of which party terminates this Agreement, the Association and the District shall cooperate in effectuating – to the extent the District so elects in its sole discretion – a transfer of the obligations under this Agreement including the assignment of maintenance contracts and the transfer of all documentation associated with the provision of Programming hereunder including warranty documentation.

SECTION 13. PERMITS AND LICENSES. All permits and licenses required by any governmental agency for the operation and maintenance of the District’s Community Park shall be obtained and paid for by the District.

SECTION 14. ASSIGNMENT. No party may assign this Agreement without the prior written approval of the other. Any purported assignment without such written consent shall be void.

SECTION 15. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Association shall be acting as an independent contractor. Neither the Association nor employees of the Association, if there are any, are employees of the District. The Association agrees to assume all liabilities or obligations imposed by any applicable laws with respect to employees of the Association, if there are any, in the performance of this Agreement. The Association shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Association shall have no authority to represent the District as an agent, employee, or in any other capacity.

SECTION 16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 17. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and Association relating to the subject matter of this Agreement.

SECTION 18. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Association.

SECTION 19. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Association, both the District and the Association have complied with all the requirements of law, and both the District and the Association have full power and authority to comply with the terms and provisions of this instrument.

SECTION 20. NOTICES. All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, certified/registered mail, or overnight delivery service, to the parties, at the addresses first set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays

recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Association may deliver Notice on behalf of the District and the Association, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 21. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Association and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Association any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Association and their respective representatives, successors and assigns.

SECTION 22. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any dispute shall be in a court of appropriate jurisdiction in the County in which the District is located.

SECTION 23. PUBLIC RECORDS. The Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Association agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Association acknowledges that the designated public records custodian for the District is its District Manager (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Association shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Association does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Association’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Association, the Association shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT C/O JAMES WARD, JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FLORIDA 33308, PHONE (954)658-4900, AND E-MAIL JIMWARD@JPWARDASSOCIATES.COM.

SECTION 24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 25. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Association as an arm's length transaction. The District and the Association participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 26. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

IN WITNESS WHEREOF, the parties execute this Agreement to be effective the day and year first written above.

LT RANCH COMMUNITY DEVELOPMENT DISTRICT

By: _____

Its: _____

By: _____

Its: _____

FIRST AMENDMENT TO INTERLOCAL AGREEMENT

This Amendment (the "Amendment") is made this 23rd day of May, 2023 by and between **Sarasota County, a political subdivision of the State of Florida** (the "County") and **LT Ranch Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes** (the "District").

RECITALS

WHEREAS, Chapter 163 of the Florida Statutes permits governmental units to enter into interlocal agreements to make the most efficient use of their powers and resources by enabling cooperation on the basis of mutual advantage; and

WHEREAS, County and District are parties to that certain INTERLOCAL AGREEMENT BETWEEN SARASOTA COUNTY, FLORIDA, AND LT RANCH COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE DESIGN, PERMITTING AND CONSTRUCTION OF LORRAINE ROAD dated March 7, 2023, (hereinafter referred to as the "Agreement"); and

WHEREAS, the parties agree to enter into this Amendment of the Agreement; and

NOW, THEREFORE, the County and Owner hereby agree as follows:

1. The foregoing Recitals are true and correct and are incorporated herein by this reference.
2. Section 3. A. (1) (a) of the Agreement is hereby replaced with the following:

Section 3. A. (1) (a) Conveyance and Credit Issuance. Conveyance and Credit Issuance. The Reimbursement includes a total of \$3,772,022.79 in Credit for the value of 48 feet of the ROW, the value associated with the proportionate share of the Stormwater Facilities' volume used to serve the County Improvements, as reflected in Exhibit "C," and the value of street lighting improvements contained within the ROW. Within one hundred and twenty (120) days of the Effective Date of this Agreement, District shall execute and deliver to the County the Special Warranty Deed for the ROW, a bill of sale for the completed Improvements within the ROW (including, but not limited to, the street lighting improvements), and the Public/Private Stormwater Management and Drainage Easement Agreement over the Storm water Facilities at a closing to occur consistent with this Section 3 .A(1). Upon execution of this Agreement, the County shall issue to District \$100,000.00 in Credit to be applied to mobility fees otherwise assessed by the County for development, in accordance with Chapter 70, Article XII, Sarasota County Code. At closing, the County shall issue to District the remaining \$3,672,022.79 in Credit to be applied to mobility fees otherwise assessed by the County for development, in accordance with Chapter 70, Article XII, Sarasota County Code.

3. Except as contained herein, all of the terms, covenants and conditions of the Agreement remain in full force and effect.

4. This Agreement shall take effect upon the filing of a fully executed copy with the Clerk of Court of Sarasota County.

IN WITNESS WHEREOF, the Owner has executed this Contract this ____ day of _____, 2023

“County”

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

By: _____
CHAIRMAN

Date: _____

ATTEST:
KAREN E. RUSHING, Clerk of the Circuit Court and Ex-
Officio Clerk of the Board of County Commissioners

By: _____
Deputy Clerk

(Districts Signature Page Follows)

Dated this ____ day of _____, 2023, as to the District.

“District”

WITNESSES:

LT Ranch Community Development District
a local unit of special-purpose government
established pursuant to Chapter 190, *Florida
Statutes*

First Witness _____

Print Name: _____

Second Witness _____

Print Name: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2023, by _____, as _____ of LT Ranch Community Development District, a local unit of special-purpose government, who are personally known to me or who have produced _____ as identification.

(SEAL)

Notary Public

Print Name: _____

Commission No. _____

(TM's Joinder and Consent Follows)

Joinder and Consent of Taylor Morrison of Florida, Inc.

Taylor Morrison of Florida, Inc., a Florida corporation hereby consents to the Amendment to the "Interlocal Agreement Between Sarasota County, Florida and LT Ranch Community Development District Relating to the Design, Permitting and Construction of Lorraine Road" with respect to its obligations under Section 2.A(1) contained herein.

Dated this ____ day of _____, 2023, as to TM.

"TM"

WITNESSES:

Taylor Morrison of Florida, Inc.
a Florida Corporation

BY: _____

John Wollard
as its President.

First Witness _____

Print Name: _____

Second Witness _____

Print Name: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2023, by John Wollard, as President of Taylor Morrison, a Florida Corporation, who are personally known to me or who have produced _____ as identification.

(SEAL)

Notary Public

Print Name: _____

Commission No. _____

SKYE RANCH COMMUNITY DEVELOPMENT DISTRICT

**Monthly Asset Manager's Report
April 2023**

Prepared For:
James Ward
Community Development District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt[®] COMPANY

CGA Project No. 20-4050
May 1, 2023

**SKYE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

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I. PURPOSE

The purpose of this report is to provide the District Manager an update of recent inspection related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

II. CURRENT ASSET UPDATES

1. Landscaping
2. Lake Maintenance
3. Amenity Maintenance
4. Future Items

1. Landscaping

- Replaced several bollards along Lorraine Boulevard and re-painted 165 of them to enhance the appearance.
- We contacted the landscape vendor regarding several plants that need to be replaced at the front entrance off Clark Road. The landscape vendor provided a proposal that has been approved to replace these new plantings and this will take place during the second week in May.
- Work has started on the west side of Lorraine Boulevard to construct a new school. Taylor Morrison is working with the developer to provide them access by removing several palm trees and plantings. Coordination will take place over the next few months to ensure the CDD owned property is secured.
- Shell path continues to be maintained every other week by landscape vendor. The landscape vendor was instructed to trim several branches along the path.
- Follow up with landscape vendor to ensure that weeds are removed in the median beds.
- Waiting on a proposal from Landscape vendor with new plantings along Lorraine Boulevard that are missing.

2. Lake Maintenance

- Irrigation continues to be a problem in some areas that are lacking coverage. Taylor Morrison is currently working on these areas to resolve this issue.
- This is the first month for that all residential sites are under the CDD's operations. All lakes and wetlands are in good shape. Wetlands were recently evaluated by the Distracted Engineer in the data collection process for the compliance monitoring reports that will be due to the regulator agencies. Wetlands are very dry but generally healthy. Lake levels are receding, but littoral plants are doing well.

3. Amenity Maintenance

- Residents have reported wasps on and near the playground. Landscape vendor has been instructed to check the playground once a week and treat and kill any wasps.
- Large dog park floratam sod needs replacement. Working with the landscape vendor to receive a proposal to replace the Floratam sod with Bahia sod.

4. Future Items

- Large ruts are present along Lorraine Boulevard. I contacted the sod vendor who provided CDD with a proposal that was approved to repair these vehicle ruts. This work will take place during the first week in May.

- The front entrance sign off Clark Road was damaged during construction of the roundabout. Taylor Morrison has ordered a new sign and said replacement will take place sometime in June.
- Spoke with Taylor Morrison about areas within the roadways on Luna Lane needing to be addressed. Lime rock base seems to be failing in certain areas and the asphalt is delaminating. Taylor Morrison to investigate these areas and come up with a solution prior to second lift of asphalt being applied.

III. LOCATION MAP



Calvin, Giordano & Associates, Inc.
 EXCEPTIONAL SOLUTIONS™
 1800 Eller Drive, Suite 600 · Fort Lauderdale, FL 33316
 (phone) 954.921.7781 · (fax) 954.266.6487
 Certificate of Authorization #514

IV. DISTRICT ASSET MANAGER INSPECTION PHOTOS



Front entrance sign was damaged during round about construction.



Weeds around new round about.



Bollard's that need to be replaced.



First lift on asphalt on Luna Lane.



Wasp's nest was cleared after treated.



Sod that will be to be replaced at the dog park.



Sod that will be to be replaced at the dog park.



Shell path trail in neighborhood four.

V. ASSET MANAGER'S REPORT COMPLETE

By: _____

By: Richard Freeman

District Field Manager



Ron Turner
Supervisor of Elections
Sarasota County: *Our County. Our Vote.*

April 21, 2023

Cori Dissinger
JP Ward & Associates
2301 NE 37th St
Fort Lauderdale FL 33308

Subject: Qualified Electors for LT Ranch CDD

Dear Cori:

Listed below is the total number of qualified registered electors for LT Ranch Community Development District as of April 15, 2023.

Voters: 546

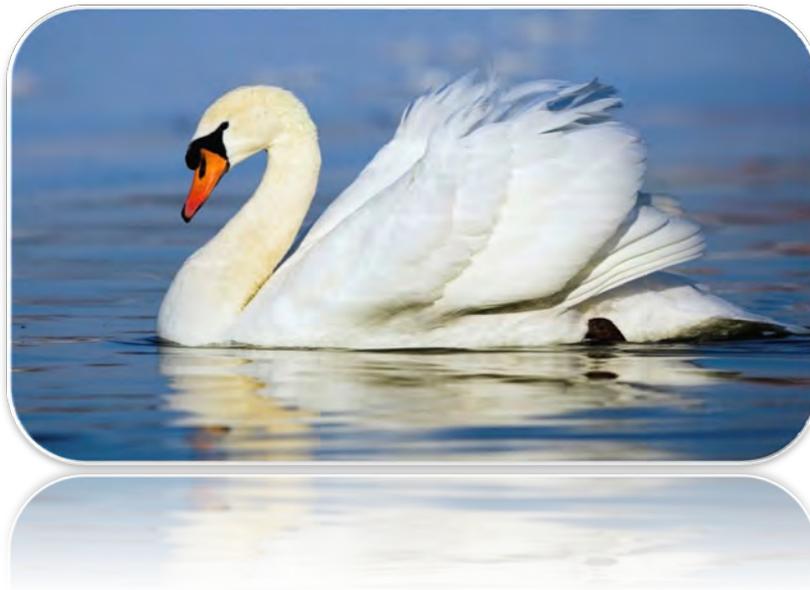
Sincerely,

Ron Turner
Supervisor of Elections
Sarasota County, Florida

RT/alp



LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS – APRIL 2022

FISCAL YEAR 2023

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

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**LT Ranch Community Development District
Balance Sheet
for the Period Ending April 30, 2023**

	Governmental Funds							Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds				Capital Project Funds				
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2019	Series 2022-1	Series 2022-2		
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 240,599	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,599
Debt Service Fund									
Interest Account		-	-	-					-
Sinking Account		-	-	-					-
Reserve Account		476,850	85,090	459,173					1,021,113
Revenue Account		1,060,554	-	-					1,060,554
Capitalized Interest		-	121,313	650,236					771,549
Prepayment Account									-
Construction Account					375	-	-		375
Cost of Issuance Account					-	9	21,697		21,706
Due from Other Funds									
General Fund	-	8,613	-	-	-	-	-	-	8,613
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Accounts Receivable									
	-	-	-	-	-	-	-	-	-
Other Assets - Current									
	119	-	-	-	-	-	-	-	119
Assessments Receivable									
	-	-	-	-	-	-	-	-	-
Unamortized Prem/Discount on Bonds Payable									
	-	-	-	-	-	19,747	61,353	-	81,100
Amount Available in Debt Service Funds									
	-	-	-	-	-	-	-	2,861,829	2,861,829
Amount to be Provided by Debt Service Funds									
	-	-	-	-	-	-	-	13,233,171	13,233,171
Total Assets	\$ 240,718	\$ 1,546,018	\$ 206,403	\$ 1,109,408	\$ 375	\$ 19,756	\$ 83,050	\$ 16,095,000	\$ 19,300,728

**LT Ranch Community Development District
Balance Sheet
for the Period Ending April 30, 2023**

	Governmental Funds							Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds				Capital Project Funds				
	General Fund	Series 2019	Series 2022-1	Series 2022-2	Series 2019	Series 2022-1	Series 2022-2		
Liabilities									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	193,263				307,756				501,019
Due to Other Funds	-								
General Fund	-								
Debt Service Fund(s)	8,613								8,613
Bonds Payable									
Current Portion								\$335,000	335,000
Long Term									
Series 2019								\$15,760,000	15,760,000
Series 2022-1								\$0	
Series 2022-2									
Unamortized Prem/Disc on Bds Pybl					\$54,012				54,012
Total Liabilities	\$ 201,876	\$ -	\$ -	\$ -	\$ 361,768	\$ -	\$ -	\$ 16,095,000	\$ 16,658,644
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-
Fund Balance									
Restricted									
Beginning: October 1, 2022 (Audited)	-	848,583	-	-	(361,394)	-	-	-	487,189
Results from Current Operations	-	697,435	206,403	1,109,408	2	19,756	83,050	-	2,116,054
Unassigned									
Beginning: October 1, 2022 (Audited)	(175,618)	-	-	-	-	-	-	-	(175,618)
Results from Current Operations	214,460	-	-	-	-	-	-	-	214,460
Total Fund Equity and Other Credits	\$ 38,842	\$ 1,546,018	\$ 206,403	\$ 1,109,408	\$ (361,392)	\$ 19,756	\$ 83,050	\$ -	\$ 2,642,085
Total Liabilities, Fund Equity and Other Credits	\$ 240,718	\$ 1,546,018	\$ 206,403	\$ 1,109,408	\$ 375	\$ 19,756	\$ 83,050	\$ 16,095,000	\$ 19,300,728

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0	\$ -	N/A
Interest										
Interest - General Checking	-	-	-	-	-	-	-	\$0	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	20	47,362	167,225	9,186	475,785	4,866	6,093	\$710,536	674,995	105%
Special Assessments - Off-Roll	-	-	-	138,810	-	-	-	\$138,810	-	N/A
Note Proceeds										
	-	-	-	-	-	-	-	\$0	-	N/A
Intragovernmental Transfer In										
	-	-	-	-	-	-	-	\$0	-	N/A
Total Revenue and Other Sources:	\$ 20	\$ 47,362	\$ 167,225	\$ 147,996	\$ 475,785	\$ 4,866	\$ 6,093	\$849,346	\$ 674,995	N/A
Expenditures and Other Uses										
Executive										
Professional Management	3,417	3,417	3,417	3,417	3,417	3,417	3,417	\$23,917	41,000	58%
Financial and Administrative										
Audit Services	-	-	-	500	-	3,700	-	\$4,200	4,300	98%
Accounting Services	1,417	1,417	1,417	1,417	1,417	1,417	1,417	\$9,917	17,000	58%
Assessment Roll Services	1,417	1,417	1,417	1,417	1,417	1,417	1,417	\$9,917	17,000	58%
Arbitrage Rebate Services	-	-	-	-	-	500	-	\$500	500	100%
Other Contractual Services										
Legal Advertising	-	575	-	-	-	459	190	\$1,224	2,000	61%
Trustee Services	-	-	-	5,214	-	-	-	\$5,214	6,695	78%
Dissemination Agent Services	-	-	-	-	-	-	-	\$0	5,000	0%
Property Appraiser Fees	-	-	-	-	-	-	-	\$0	-	N/A
Bank Service Fees	33	33	20	4	12	11	-	\$112	250	45%
Communications & Freight Services										
Postage, Freight & Messenger	-	-	-	-	10	-	-	\$10	200	5%
Computer Services - Website Development										
	-	-	-	-	-	-	-	\$0	2,000	0%
Insurance										
	-	5,842	-	-	-	2,579	-	\$8,421	6,000	140%

**LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Printing & Binding	-	-	-	-	-	-	-	\$0	600	0%
Subscription & Memberships	-	175	-	-	-	-	-	\$175	175	100%
Legal Services										
Legal - General Counsel	-	-	-	17,013	-	-	-	\$17,013	7,500	227%
Legal - Series 2019 Bonds	-	-	-	-	-	-	-	\$0	-	N/A
Legal - Series 2022-1 Bonds	-	-	-	-	-	125	-	\$125	-	N/A
Legal - Series 2022-2 Bonds	-	-	-	-	-	709	-	\$709	-	N/A
Other General Government Services										
Engineering/ Field Services	-	-	-	19,391	-	-	1,162	\$20,552	7,500	274%
Stormwater Needs Analysis	-	-	-	3,000	-	-	-	\$3,000	-	N/A
NPDES	-	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	-	-	\$0	-	N/A
Other Current Charges	-	-	-	-	-	-	-	\$0	-	N/A
Emergency & Disaster Relief Services										
Hurricane Ian	-	7,140	5,950	125,720	-	32,535	-	\$171,345	-	N/A
Stormwater Management Services										
Lake, Lake Bank and Littoral Shelf Maintenance										
Professional Services										
Asset Management	-	-	3,167	1,583	-	3,167	-	\$7,917	19,000	42%
Repairs and Maintenance										
Aquatic Weed Control	-	-	15,985	-	-	17,905	-	\$33,890	15,500	219%
Littoral Shelf - Invasive Plant Control	-	-	-	-	-	-	-	\$0	3,200	0%
Lake Bank Maintenance	-	-	-	-	-	2,600	-	\$2,600	-	N/A
Detention Area Maintenance	-	-	-	-	-	2,050	-	\$2,050	-	N/A
Water Quality Testing	-	-	-	-	-	-	-	\$0	-	N/A
Littoral Shelf Planting	-	-	-	-	-	-	-	\$0	-	N/A
Control Structures, Catch Basins & Outfalls	-	-	-	2,000	-	37,700	-	\$39,700	22,500	176%
Preserve Services										N/A
Wetland Maintenance	-	-	-	9,450	-	-	-	\$9,450	37,800	25%
Enhancement Area Maintenance	-	-	-	800	-	-	-	\$800	33,400	2%

Unaudited

Prepared by:
JPWARD and Associates, LLC

**LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Creation Area Maintenance	-	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	-	-	\$0	11,240	0%
Operating Supplies	-	-	-	-	-	-	-	\$0	-	N/A
Capital Outlay	-	-	-	-	-	-	-	\$0	-	N/A
Lorraine Road Maintenance										
Professional Services										
Asset Management	-	-	1,667	833	-	1,667	-	\$4,167	10,000	42%
Utility Services										
Electric - Street Lights	260	340	624	723	645	2,518	679	\$5,791	11,200	52%
Irrigation Water	-	-	-	-	-	1,386	6,432	\$7,818	10,200	77%
Repairs and Maintenance										
Landscape Maintenance										
Periodic Maintenance	-	-	27,415	29,665	9,600	54,829	35,624	\$157,132	176,800	89%
Frost Damage	-	-	-	-	-	-	-	\$0	-	N/A
Vehicular Damage	-	1,600	-	-	-	364	-	\$1,964	36,000	5%
Tree Trimming	-	-	3,877	-	-	-	-	\$3,877	11,000	35%
Landscape Replacements	-	-	-	-	-	26,146	-	\$26,146	21,000	125%
Mulch Installation	-	-	24,496	-	-	11,243	-	\$35,739	34,000	105%
Annuals	-	-	-	-	2,471	-	-	\$2,471	6,000	41%
Roadway Lighting	-	-	-	-	-	-	-	\$0	6,000	0%
Landscape Lighting	-	-	-	-	-	-	-	\$0	-	N/A
Fountain Services	-	-	-	1,920	-	-	-	\$1,920	6,800	28%
Irrigation System	-	-	-	-	-	455	-	\$455	4,000	11%
Contingencies	-	2,500	2,500	2,500	-	-	-	\$7,500	15,080	50%
Operating Supplies	-	-	-	-	-	-	-	\$0	-	N/A
Capital Outlay	-	-	-	-	-	-	-	\$0	-	N/A
Contingencies	-	-	-	-	-	-	500	\$500	-	N/A
Community Park										
Professional Services										
Asset Management	-	-	1,000	500	-	1,000	-	\$2,500	6,000	42%

Unaudited

Prepared by:
JPWARD and Associates, LLC

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Utility Services										
Electric	-	-	-	-	-	-	-	\$0	-	N/A
Water and Sewer	-	-	-	-	-	-	-	\$0	-	N/A
Repairs and Maintenance										
Landscape Maintenance	-	-	-	-	-	-	-	\$0	19,800	0%
Floritam Grass Areas	-	-	-	-	-	-	3,902	\$3,902	-	N/A
Tree Trimming	-	-	-	-	-	-	-	\$0	-	N/A
Landscape Replacements	-	-	-	-	-	-	-	\$0	-	N/A
Mulch Installation	-	-	-	-	-	-	-	\$0	1,600	0%
Irrigation System	-	-	-	-	-	-	-	\$0	2,200	0%
Snack Shack										
Utility Services										
Electric	-	-	-	-	-	-	-	\$0	-	N/A
Water and Sewer	-	-	-	-	-	-	-	\$0	-	N/A
Building Maintenance	-	-	-	-	-	-	-	\$0	-	N/A
Miscellaneous Repairs	-	-	-	-	-	-	-	\$0	-	N/A
Playground										
Miscellaneous Repairs	-	-	-	-	-	250	-	\$250	2,500	10%
Dog Park										
Miscellaneous Repairs	-	-	-	-	-	-	-	\$0	1,000	0%
Outdoor Sport Courts										
Miscellaneous Repairs	-	-	-	-	-	-	-	\$0	2,000	0%
Contingencies	-	-	-	-	-	-	-	\$0	1,455	0%
Reserves										
Operational Reserve (Future Years)	-	-	-	-	-	-	-	\$0	30,000	N/A
Other Financing Uses										
Note Payable-TM to Fund FY 2022 Operations	-	-	-	-	-	-	-	\$0	-	N/A
Other Fees and Charges										
Discounts/Collection Fees	-	-	-	-	-	-	-	\$0	-	N/A
Sub-Total:	6,543	24,455	92,949	227,066	18,987	210,148	54,739	\$634,887	674,995	94%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Total Expenditures and Other Uses:	\$ 6,543	\$ 24,455	\$ 92,949	\$ 227,066	\$ 18,987	\$ 210,148	\$ 54,739	\$634,887	\$ 674,995	94%
Net Increase/ (Decrease) in Fund Balance	(6,523)	22,906	74,275	(79,069)	456,797	(205,281)	(48,646)	\$214,460	-	
Fund Balance - Beginning	(175,618)	(182,141)	(159,234)	(84,959)	(164,028)	292,769	87,488	(175,618)	-	
Fund Balance - Ending	\$ (182,141)	\$ (159,234)	\$ (84,959)	\$ (164,028)	\$ 292,769	\$ 87,488	\$ 38,842	\$38,842	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

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	2	2	2	63	860	1,207	2,138	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	2	0	0	48	657	926	1,635	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments										
Special Assessments - On Roll	28	66,956	236,407	12,987	672,621	6,880	8,613	1,004,492	954,397	105%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds										
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 32	\$ 66,959	\$ 236,409	\$ 12,989	\$ 672,732	\$ 8,396	\$ 10,747	\$ 1,008,265	\$ 954,397	N/A
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2019	-	-	-	-	-	-	-	-	335,000	0%
Principal Debt Service - Early Redemptions										
Series 2019	-	-	-	-	-	-	-	-	-	N/A
Interest Expense										
Series 2019	-	310,830	-	-	-	-	-	310,830	621,660	50%
Operating Transfers Out (To Other Funds)										
Total Expenditures and Other Uses:	\$ -	\$ 310,830	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 310,830	\$ 956,660	N/A
Net Increase/ (Decrease) in Fund Balance	32	(243,871)	236,409	12,989	672,732	8,396	10,747	697,435	(2,263)	
Fund Balance - Beginning	848,583	848,614	604,744	841,153	854,142	1,526,875	1,535,271	848,583	-	
Fund Balance - Ending	\$ 848,614	\$ 604,744	\$ 841,153	\$ 854,142	\$ 1,526,875	\$ 1,535,271	\$ 1,546,018	\$ 1,546,018	\$ (2,263)	

LT Ranch Community Development District
Debt Service Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	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	-	0	11	153	215	380	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	0	16	217	306	539	-	N/A
Special Assessments - Prepayments								
Special Assessments - On Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
Debt Proceeds	205,484	-	-	-	-	205,484	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 205,484	\$ 0	\$ 27	\$ 370	\$ 521	\$ 206,403	\$ -	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2022-1	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions								
Series 2022-1	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2022-1	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	N/A						
Net Increase/ (Decrease) in Fund Balance	205,484	0	27	370	521	206,403	-	
Fund Balance - Beginning	-	205,484	205,484	205,512	205,882	-	-	
Fund Balance - Ending	\$ 205,484	\$ 205,484	\$ 205,512	\$ 205,882	\$ 206,403	\$ 206,403	\$ -	

Prepared by:

JPWARD and Associates, LLC

LT Ranch Community Development District
Debt Service Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	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	-	1	61	828	1,162	2,052	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	2	86	1,164	1,639	2,890	-	N/A
Special Assessments - Prepayments								
Special Assessments - On Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
Debt Proceeds	1,104,466	-	-	-	-	1,104,466	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,104,466	\$ 3	\$ 147	\$ 1,991	\$ 2,801	\$ 1,109,408	\$ -	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2022-2	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions								
Series 2022-2	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2022-2	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	N/A						
Net Increase/ (Decrease) in Fund Balance	1,104,466	3	147	1,991	2,801	1,109,408	-	
Fund Balance - Beginning	-	1,104,466	1,104,469	1,104,616	1,106,607	-	-	
Fund Balance - Ending	\$ 1,104,466	\$ 1,104,469	\$ 1,104,616	\$ 1,106,607	\$ 1,109,408	\$ 1,109,408	\$ -	

Prepared by:

JPWARD and Associates, LLC

LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

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	-	-	-	-	0	1	1	2	\$ -	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:	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 1	\$ 1	\$ 2	\$ -	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	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 1	\$ 1	\$ 2	\$ -	
Fund Balance - Beginning	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ (361,394)	\$ -	
Fund Balance - Ending	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,572	\$ 703,573	\$ (361,392)	\$ -	

LT Ranch Community Development District
Capital Projects Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	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	-	-	-	0	0	0	\$ -	N/A
Debt Proceeds	2,174,516	-	-	-	-	2,174,516	\$ -	N/A
Developer Contributions	2,458	-	-	-	-	2,458	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 2,176,974	\$ -	\$ -	\$ 0	\$ 0	\$ 2,176,974	\$ -	N/A
Expenditures and Other Uses								
Executive								
Professional Management	7,599	-	-	-	-	7,599	\$ -	N/A
Other Contractual Services								
Trustee Services	5,075	-	-	-	-	5,075	\$ -	N/A
Printing & Binding	266	-	-	-	-	266	\$ -	N/A
Capital Outlay								
Water-Sewer Combination	2,071,032	-	-	-	-	2,071,032	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance								
Legal - Series 2022-1 Bonds	25,647	-	-	-	-	25,647	\$ -	N/A
Underwriter's Discount	47,600	-	-	-	-	47,600	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ 2,157,218	\$ -	\$ -	\$ -	\$ -	\$ 2,157,218	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 19,756	\$ -	\$ -	\$ 0	\$ 0	\$ 19,756	\$ -	-
Fund Balance - Beginning	\$ -	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ -	\$ -	-
Fund Balance - Ending	\$ 19,756	\$ -	-					

LT Ranch Community Development District
Capital Projects Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2023

Description	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	-	0	3	40	57	100	\$ -	N/A
Debt Proceeds	12,820,828	-	-	-	-	12,175,534	\$ -	N/A
Developer Contributions	1,178,107	-	-	-	-	1,178,107	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 13,998,935	\$ 0	\$ 3	\$ 40	\$ 57	\$ 13,353,741	\$ -	N/A
Expenditures and Other Uses								
Executive								
Professional Management	42,401	-	-	-	-	42,401	\$ -	N/A
Other Contractual Services								
Trustee Services	6,075	-	-	-	-	6,075	\$ -	N/A
Printing & Binding	1,484	-	-	-	-	1,484	\$ -	N/A
Capital Outlay								
Water-Sewer Combination	12,811,194	-	-	-	-	12,811,194	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance								
Legal - Series 2022-2 Bonds	143,103	-	-	-	834	143,938	\$ -	N/A
Underwriter's Discount	265,600	-	-	-	-	265,600	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	\$ -	N/A
Total Expenditures and Other Uses:	\$ 13,269,857	\$ -	\$ -	\$ -	\$ 834	\$ 13,270,691	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 729,078	\$ 0	\$ 3	\$ 40	\$ (777)	\$ 83,050	\$ -	-
Fund Balance - Beginning	\$ -	\$ 729,078	\$ 729,078	\$ 729,081	\$ 729,121	\$ -	\$ -	-
Fund Balance - Ending	\$ 729,078	\$ 729,078	\$ 729,081	\$ 729,121	\$ 728,344	\$ 83,050	\$ -	-