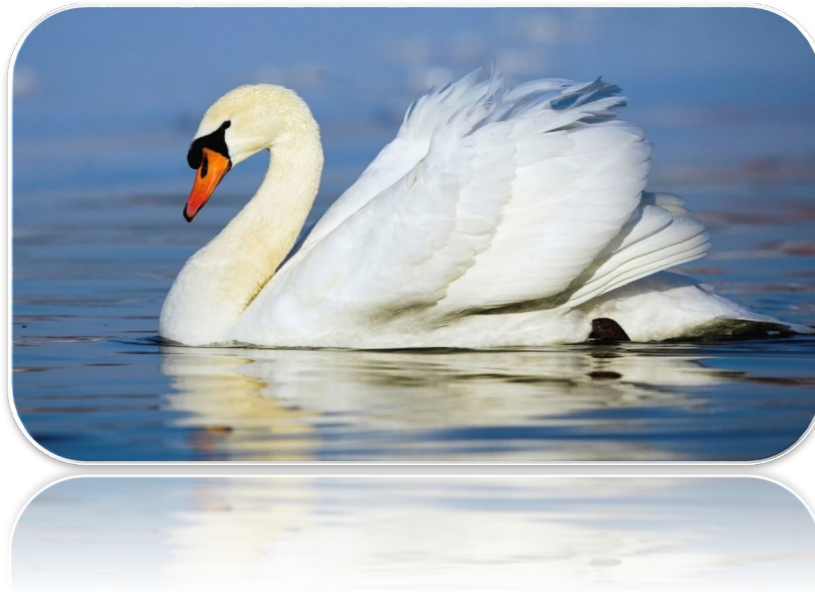


LT RANCH COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2022

PREPARED BY:

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

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

LT Ranch Community Development District

General Fund - Budget

Fiscal Year 2022

Description	Fiscal Year	Actual at	Anticipated	Fiscal Year
	2021 Budget	01/31/2021	Year End 09/30/2021	2022 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -
Assessment Revenue				
Assessments - On-Roll	\$ 465,680	\$ 11,604	\$ 465,680	\$ 610,590
Assessments - Off-Roll	\$ -	\$ 30,000	\$ (30,000)	\$ -
Contributions - Private Sources				
Taylor Morrison	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 465,681	\$ 41,604	\$ 435,680	\$ 610,590
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -
Executive				
Professional - Management	\$ 40,000	\$ 13,333	\$ 40,000	\$ 40,000
Financial and Administrative				
Audit Services	\$ 4,500	\$ -	\$ 4,100	\$ 4,200
Accounting Services	\$ 16,000	\$ 5,333	\$ 16,000	\$ 16,000
Assessment Roll Preparation	\$ 8,000	\$ 5,333	\$ 16,000	\$ 16,000
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500
Other Contractual Services				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 2,000	\$ 1,020	\$ 2,500	\$ 2,000
Trustee Services	\$ 6,695	\$ -	\$ 7,025	\$ 6,695
Dissemination Agent Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -
Bank Service Fees	\$ 250	\$ 94	\$ 350	\$ 250
Travel and Per Diem	\$ -			\$ -
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 750	\$ 80	\$ 200	\$ 750
Rentals and Leases				
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer Services (Web Site)	\$ 2,000	\$ 100	\$ 2,000	\$ 2,000
Insurance	\$ 6,000	\$ 5,251	\$ 5,251	\$ 6,000
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Printing and Binding	\$ 1,500	\$ 343	\$ 600	\$ 1,500
Office Supplies	\$ -	\$ -	\$ -	\$ -
Legal Services				
General Counsel	\$ 15,000	\$ 1,121	\$ 5,500	\$ 15,000
Series 2018 bonds	\$ -	\$ -	\$ -	\$ -
Other General Government Services				
Engineering/Field Services	\$ 35,000	\$ 5,392	\$ 20,000	\$ 35,000
Contingencies		\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -

LT Ranch Community Development District

General Fund - Budget

Fiscal Year 2022

Description	Fiscal Year	Actual at	Anticipated	Fiscal Year
	2021 Budget	01/31/2021	Year End 09/30/2021	2022 Budget
FIELD OPERATIONS				
Grounds Contract	\$ 161,352	\$ -	\$ 220,000	\$ 230,000
Grounds - Sod/Seed/Plant/Shrub	\$ 5,000	\$ -	\$ 15,000	\$ 10,000
Grounds - Mulch	\$ 5,000	\$ -	\$ 5,000	\$ 30,000
Supplies/Tools	\$ 2,500	\$ -	\$ 2,500	\$ -
Wetland Preservation Maintenance	\$ 39,000	\$ -	\$ 39,000	\$ 58,000
Lake Maintenance	\$ 20,000	\$ -	\$ 20,000	\$ 32,000
Path Mowing	\$ 12,000	\$ -	\$ 12,000	\$ 6,000
Path Shell	\$ 2,000	\$ -	\$ 2,000	\$ 1,000
Grounds - Community Park Mow	\$ 24,000	\$ -	\$ 24,000	\$ 24,000
Irrigation Maint and Repair	\$ 1,000	\$ -	\$ 1,000	\$ 2,500
Snack Shack/Maint Bldg	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Playground/Dog Park/Shelter Maint	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Outdoor Sport Courts Maint	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Electric (Irrigation,Snack/Maint. Bldg	\$ 3,000	\$ -	\$ 3,000	\$ 3,000
Water/Sewer Park	\$ 2,000	\$ -	\$ 2,000	\$ 2,000
Contingencies (5% of Field Operations)	\$ 13,993	\$ -	\$ 13,993	\$ 20,075
Reserves				
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 28,465	\$ -	\$ -	\$ 37,945
Total Appropriations	\$ 465,680	\$ 37,576	\$ 487,694	\$ 610,590
Fund Balances:				
Change from Current Year Operations	\$ -	\$ 4,029	\$ (52,014)	\$ -
Fund Balance - Beginning				
Restricted for Future Operations	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ 25,789	\$ 25,789	\$ 25,789	\$ 25,789
Total Fund Balance	\$ 25,789	\$ 29,817	\$ 25,789	\$ 25,789

Assessment Rate Product Type	EAU Factor	# of Units	Total EAU	FY 2022
				Rate
Single Family 30' - 39'	0.80	136	108.80	\$ 682.32
Single Family 40' - 49'	0.85	152	129.20	\$ 724.96
Single Family 50' - 59'	0.90	241	216.90	\$ 767.61
Single Family 60' - 69'	1.00	147	147.00	\$ 852.90
Single Family 70' - 79'	1.10	38	41.80	\$ 938.19
Single Family 90' & up	1.20	24	28.80	\$ 1,023.48
Workforce - Family	0.70	62	43.40	\$ 597.03
Total:		800	715.90	

LT Ranch Community Development District

**Debt Service Fund - Series 2018 Bonds - Budget
Fiscal Year 2022**

Description	Fiscal Year 2021 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,021,209	\$ 25,329	\$ 1,021,209	\$ 1,021,209
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2019 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,021,209	\$ 25,329	\$ 1,021,209	\$ 1,021,209
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 315,000	\$ -	\$ 315,000	\$ 325,000
Principal Debt Service - Early Redemptions	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ 640,860	\$ 320,430	\$ 640,860	\$ 631,410
Other Fees and Charges				
Discounts for Early Payment	\$ 66,812	\$ -	\$ 66,812	\$ 66,812
Total Expenditures and Other Uses	\$ 1,022,672	\$ 320,430	\$ 1,022,672	\$ 1,023,222
Net Increase/(Decrease) in Fund Balance	\$ -	\$ (295,101)	\$ (1,463)	\$ (2,013)
Fund Balance - Beginning	\$ 797,645	\$ 797,645	\$ 797,645	\$ 796,182
Fund Balance - Ending	\$ 984,675	\$ 502,544	\$ 796,182	\$ 794,170

Restricted Fund Balance:

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

Product Type	Number of Units	FY 2021 Rate	FY 2022 Rate
Single Family 30' - 39'	136	\$ 1,214.82	\$ 1,214.82
Single Family 40' - 49'	152	\$ 1,290.74	\$ 1,290.74
Single Family 50' - 59'	241	\$ 1,366.67	\$ 1,366.67
Single Family 60' - 69'	147	\$ 1,518.52	\$ 1,518.52
Single Family 70' - 79'	38	\$ 1,670.37	\$ 1,670.37
Single Family 90' & up	24	\$ 1,822.23	\$ 1,822.23
Workforce - Family	62	There are no Debt Assessments on this Product	
Total:	800		

LT Ranch Community Development District

Debt Service Fund - Series 2019 Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 16,735,000	Varies			
5/1/2020				\$ 233,201.83		
11/1/2020				\$ 320,430.00	\$ 553,632	\$ 16,735,000
5/1/2021	\$ 315,000	3.00%	\$ 320,430.00			
11/1/2021			\$ 315,705.00	\$ 951,135	\$ 16,410,000	
5/1/2022	\$ 325,000	3.00%	\$ 315,705.00			
11/1/2022			\$ 310,830.00	\$ 951,535	\$ 16,075,000	
5/1/2023	\$ 335,000	3.00%	\$ 310,830.00			
11/1/2023			\$ 305,805.00	\$ 951,635	\$ 15,730,000	
5/1/2024	\$ 345,000	3.00%	\$ 305,805.00			
11/1/2024			\$ 300,630.00	\$ 951,435	\$ 15,375,000	
5/1/2025	\$ 355,000	3.00%	\$ 300,630.00			
11/1/2025			\$ 295,305.00	\$ 950,935	\$ 15,010,000	
5/1/2026	\$ 365,000	3.40%	\$ 295,305.00			
11/1/2026			\$ 289,100.00	\$ 949,405	\$ 14,630,000	
5/1/2027	\$ 380,000	3.40%	\$ 289,100.00			
11/1/2027			\$ 282,640.00	\$ 951,740	\$ 14,235,000	
5/1/2028	\$ 395,000	3.40%	\$ 282,640.00			
11/1/2028			\$ 275,925.00	\$ 953,565	\$ 13,830,000	
5/1/2029	\$ 405,000	3.40%	\$ 275,925.00			
11/1/2029			\$ 269,040.00	\$ 949,965	\$ 13,410,000	
5/1/2030	\$ 420,000	3.40%	\$ 269,040.00			
11/1/2030			\$ 261,900.00	\$ 950,940	\$ 12,975,000	
5/1/2031	\$ 435,000	4.00%	\$ 261,900.00			
11/1/2031			\$ 253,200.00	\$ 950,100	\$ 12,520,000	
5/1/2032	\$ 455,000	4.00%	\$ 253,200.00			
11/1/2032			\$ 244,100.00	\$ 952,300	\$ 12,045,000	
5/1/2033	\$ 475,000	4.00%	\$ 244,100.00			
11/1/2033			\$ 234,600.00	\$ 953,700	\$ 11,555,000	
5/1/2034	\$ 490,000	4.00%	\$ 234,600.00			
11/1/2034			\$ 224,800.00	\$ 949,400	\$ 11,045,000	
5/1/2035	\$ 510,000	4.00%	\$ 224,800.00			
11/1/2035			\$ 214,600.00	\$ 949,400	\$ 10,510,000	
5/1/2036	\$ 535,000	4.00%	\$ 214,600.00			
11/1/2036			\$ 203,900.00	\$ 953,500	\$ 9,955,000	
5/1/2037	\$ 555,000	4.00%	\$ 203,900.00			
11/1/2037			\$ 192,800.00	\$ 951,700	\$ 9,380,000	
5/1/2038	\$ 575,000	4.00%	\$ 192,800.00			
11/1/2038			\$ 181,300.00	\$ 949,100	\$ 8,780,000	
5/1/2039	\$ 600,000	4.00%	\$ 181,300.00			
11/1/2039			\$ 169,300.00	\$ 950,600	\$ 8,155,000	
5/1/2040	\$ 625,000	4.00%	\$ 169,300.00			
11/1/2040			\$ 156,800.00	\$ 951,100	\$ 7,505,000	
5/1/2041	\$ 650,000	4.00%	\$ 156,800.00			
11/1/2041			\$ 143,800.00	\$ 950,600	\$ 6,830,000	
5/1/2042	\$ 675,000	4.00%	\$ 143,800.00			
11/1/2042			\$ 130,300.00	\$ 949,100	\$ 6,125,000	
5/1/2043	\$ 705,000	4.00%	\$ 130,300.00			
11/1/2043			\$ 116,200.00	\$ 951,500	\$ 5,390,000	
5/1/2044	\$ 735,000	4.00%	\$ 116,200.00			
11/1/2044			\$ 101,500.00	\$ 952,700	\$ 4,925,000	
5/1/2045	\$ 465,000	4.00%	\$ 101,500.00			

LT Ranch Community Development District

Debt Service Fund - Series 2019 Bonds

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
11/1/2045				\$ 86,200.00	\$ 652,700	\$ 4,130,000
5/1/2046		\$ 795,000	4.00%	\$ 86,200.00		
11/1/2046				\$ 70,300.00	\$ 951,500	\$ 3,305,000
5/1/2047		\$ 825,000	4.00%	\$ 70,300.00		
11/1/2047				\$ 53,800.00	\$ 949,100	\$ 2,445,000
5/1/2048		\$ 860,000	4.00%	\$ 53,800.00		
11/1/2048				\$ 36,600.00	\$ 950,400	\$ 1,550,000
5/1/2049		\$ 895,000	4.00%	\$ 36,600.00		
11/1/2049				\$ 18,700.00	\$ 950,300	\$ 615,000
5/1/2050		\$ 935,000	4.00%	\$ 18,700.00		