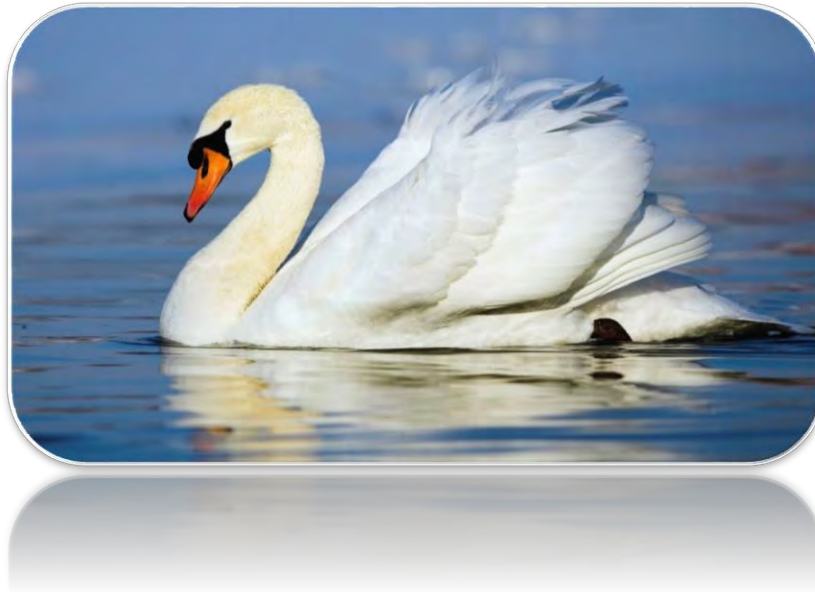


# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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## MEETING AGENDA

DECEMBER 10, 2024

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PREPARED BY:

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

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

# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

December 3, 2024

Board of Supervisors

LT Ranch Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the LT Ranch Community Development District will be held on **Tuesday, December 10, 2024**, at **1:00 P.M.** at the offices of **Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232.**

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

<https://districts.webex.com/districts/j.php?MTID=maef287d2d4b028e88168efeb80919450>

Access Code: **2334 619 4899** Event password: **Jpward**

Or Phone: **408-418-9388** access code **2334 619 4899**, password: **Jpward** to join the meeting.

*The Public is provided two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.*

## *Agenda Item*

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1. Call to Order & Roll Call.
2. Consideration of Minutes:
  - I. November 12, 2024 –Landowners Meeting Minutes.
  - II. November 12, 2024 –Regular Meeting Minutes
3. Consideration of **Resolution 2025-12**, a Resolution of the Board of Supervisors of the LT Ranch Community Development District regarding the award of the Request for Proposal Bid for the Lorraine Road Widening Project; providing a severability clause; and providing an effective date.
4. Staff Reports.
  - I. District Attorney.
  - II. District Engineer.
  - III. District Asset Manager.
  - IV. District Manager.
    - a) Financial Statement for period ending October 31, 2024 (unaudited).
    - b) Financial Statement for period ending November 30, 2024 (unaudited).

5. Supervisor's Requests and Audience Comments.
6. Public Comments.

Public comment period is for items NOT listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.

7. Adjournment.

### **Staff Review**

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

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The second order of business is the consideration of the Minutes from the Landowners and Regular Meetings held on November 12, 2024.

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The third order of business is the consideration of **Resolution 2025-12**, a Resolution of the Board of Supervisors of the LT Ranch Community Development District regarding the award of the Request for Proposal Bid for the Lorraine Road Widening Project; providing a severability clause; and providing an effective date.

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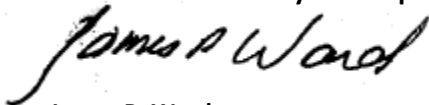
The fourth order of business are staff reports by the District Attorney, District Engineer, and the District Manager will report on the Financial Statements for the period ending October 31, 2024, and November 30, 2024 (unaudited).

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

Sincerely,

**LT Ranch Community Development District**



**James P. Ward**  
District Manager

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

10 The Landowners Meeting of the LT Ranch Community Development District was held on Tuesday,  
11 November 12, 2024, at 1:00 P.M., at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200,  
12 Sarasota, Florida 34232.

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**Landowner Present:**

17 John Wollard

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**Also present were:**

22 James P. Ward

District Manager

23 Jere Earlywine

District Attorney

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**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.

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

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**FIRST ORDER OF BUSINESS**

**Call to Order**

43 Mr. James Ward called the meeting to order at approximately 1:00 p.m.

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**SECOND ORDER OF BUSINESS**

**Election of Chairperson**

**Election of a Chairperson for the Purpose of Conducting the Landowner's Meeting**

Mr. Ward indicated John Wollard was present as the landowner representing Taylor Morrison. He asked if John Wollard wished to serve as Chairperson.

Mr. Wollard asked Mr. Ward to conduct the meeting as Chairperson.

**THIRD ORDER OF BUSINESS**

**Election of Supervisors**

- a) Determination of the Number of Voting Units Represented or Assigned by Proxy
- b) Nominations of Supervisors (One Position)
- c) Casting of Ballots
- d) Ballot Tabulations and Results

49  
50 Mr. Ward explained the purpose of today’s meeting was to elect one individual to serve on the  
51 Board in Seat 3, the final landowner’s seat which would be a four-year term, after which the Seat  
52 would convert to a qualified elector seat. He indicated he had a landowner’s proxy from Taylor  
53 Morrison of Florida, Inc., assigning Mr. Wollard 654 votes. He noted there were no other  
54 landowners voting. He asked Mr. Wollard to nominate one individual to serve on the Board in Seat  
55 3.

56  
57 Mr. Wollard nominated himself, John Wollard, for Seat 3.

58  
59 Mr. Ward provided Mr. Wollard with a ballot to fill out.

60  
61 Mr. Wollard filled out the ballot and returned the ballot to Mr. Ward.

62  
63 Mr. Ward read the ballot into the record: John Wollard would fill Seat 3 with 654 votes.

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66 **FOURTH ORDER OF BUSINESS**

**Landowners’ Questions or Comments**

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68 **Landowners’ Questions or Comments**

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70 Mr. Ward asked if there were any questions or comments; there were none.

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73 **FIFTH ORDER OF BUSINESS**

**Adjournment**

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75 Mr. Ward adjourned the meeting at approximately 1:03 p.m.

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LT Ranch Community Development District

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James P. Ward, Secretary

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John Wollard, Chairperson

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

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The Regular Meeting of the Board of Supervisors of the LT Ranch Community Development District was held on Tuesday, November 12, 2024, at 1:00 P.M. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota Florida 34232.

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**Present and constituting a quorum:**

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| John Wollard     | Chairperson         |
| Scott Turner     | Assistant Secretary |
| Christian Cotter | Assistant Secretary |

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**Also present were:**

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| James P. Ward  | District Manager  |
| Jere Earlywine | District Attorney |

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**Audience:**

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

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

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**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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Mr. James P. Ward called the meeting to order at approximately 1:25 p.m. He conducted roll call; all Members of the Board were present constituting a quorum.

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**SECOND ORDER OF BUSINESS**

**Notice of Advertisement**

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**Notice of Advertisement of Landowners Meeting and Regular Meeting.**

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**THIRD ORDER OF BUSINESS**

**Oath of Office**

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**Administration of Oath of Office for the Board of Supervisors of the LT Ranch Community Development District**

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- a) Oath of Office
  - b) Guide to the Sunshine Amendment and Code of Ethics
  - c) Form 1 – Statement of Financial Interests



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**On MOTION made by John Wollard, seconded by Christian Cotter, and with all in favor, Jamie Kuca and Ron Schweid were appointed to fill Seat 1 and Seat 2.**

As a notary public, Mr. Ward administered the Oath of Office to Mr. Ron Schweid. Mr. Schweid signed and returned the Oath to Mr. Ward for notarization and inclusion in the record.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-2**

**Consideration of Resolution 2025-2, a Resolution of the Board re-designating the Officers of the District following the Landowners' Election**

Mr. Ward asked how the Board would like to designate the Officers of the District.

The Board chose to appoint John Wollard as Chairperson, Ron Schweid as Vice Chairperson, with the remaining Board Members as Assistant Secretaries, and James Ward as Secretary and Treasurer.

**On MOTION made by John Wollard, seconded by Scott Turner, and with all in favor, Resolution 2025-2 was adopted, and the Chair was authorized to sign.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-3**

**Consideration of Resolution 2025-3, a Resolution of the Board of Supervisors Declaring a vacancy in Seat 4 and Seat 5 on the Board of Supervisors Pursuant to Section 190.006(3)(B), Florida Statutes; providing for severability, conflicts and an effective date**

Mr. Ward indicated this Resolution declared Seats 4 and 5 vacant. He explained these were the two seats which were to turnover to the qualified electors with the November election; no one qualified for the seats in June of this year, so the seats needed to be declared vacant as of November 19, 2024. He indicated the Board would have 90 days to fill the vacancies, until February 18, 2025. He stated until that time Christian Cotter and Scott Turner would remain in the seats. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by John Wollard, seconded by Scott Turner, and with all in favor, Resolution 2025-3 was adopted, and the Chair was authorized to sign.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Minutes**

**July 9, 2024 - Regular Meeting Minutes**



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

145 **On MOTION made by John Wollard, seconded by Scott Turner, and**  
 146 **with all in favor, the July 9, 2024 Regular Meeting Minutes were**  
 147 **approved.**

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150 **NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-4**

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152 **Consideration of Resolution 2025-4, a resolution of the Board of Supervisors Addressing Real Estate**  
 153 **conveyances and permits; Accepting a certificate of the District Engineer and declaring the 2019**  
 154 **Project complete; Addressing contribution requirements; Providing Direction to the Trustee; finalizing**  
 155 **the 2019 Assessments; Authorizing conveyances; Providing for a Supplement to the Improvement Lien**  
 156 **Book; providing for severability, conflicts, and an effective date**

157

158 *Mr. Jere Earlywine: This is our project completion process for all of LT Ranch and each resolution does a*  
 159 *slightly different thing. As you know we issued multiple series of bonds and each one, in its own right, is*  
 160 *its own project. The resolutions are designed to match up with the projects and I will explain each one as*  
 161 *we go forward. From a big picture, when you declare a project complete, there are really three things*  
 162 *that you're doing. One is, you're saying the project is completed and we've received all the real estate*  
 163 *rights and the permits that we need, and we've got authorization for that. That's part of what these*  
 164 *resolutions do. The other thing is you're saying it's complete for purposes of Chapter 170 of the Florida*  
 165 *Statutes, that's our assessment statute. What that means is, the residents and landowners who own*  
 166 *property within the District got the benefit of what they were promised. The project was developed, and*  
 167 *the assessments are based on the fact that the project is there and provided a certain level of benefit and*  
 168 *that they got that benefit and so their assessments are technically finalized in accordance with the law*  
 169 *and consistent with what we set out to do originally. The first part is the real estate, and the second part*  
 170 *is the assessments, and the third part has to do with construction monies. It has less to do with the 2019*  
 171 *project but does have to do with some of the others. The third thing is, we are declaring it complete for*  
 172 *purposes of the trust indenture and when you do that, and each bond series has its own trust indenture,*  
 173 *certain things happen within the trust indenture, but essentially what happens is they transfer any*  
 174 *remaining construction account money out to pay any remaining acquisitions. Also, to the extent that*  
 175 *there is reserve money available, that can be paid as well. If you think about it this way, essentially when*  
 176 *the bonds are issued there are two types of construction money; there is money that is available*  
 177 *immediately for payment which we almost always pay out to you guys as quickly as possible and then*  
 178 *there is other money that comes available that is also construction money, but is held in a reserve*  
 179 *account and it comes available later to pay bills. It's also there for the protection of the bond holders if*  
 180 *something goes wrong, but if everything is going well, and all the rooftops get developed, and the homes*  
 181 *are sold, at that point the money can be released to pay old bills that have been unpaid to date. That's*  
 182 *the background on the project completion process. If you look at 2025-4, this is our project completion*  
 183 *resolution for the 2019 project. It's a really simple one because back in 2019 just after the recession,*  
 184 *before COVID, the bond deals were a little bit different. They didn't have release provisions and other*  
 185 *fancy things like that. This resolution makes certain findings where you are finding the residents got the*  
 186 *benefit of the bargain, the assessments don't need to be adjusted, everything is in line. We accept an*  
 187 *Engineer's certificate as part of the resolution. We make sure any contribution requirements were*  
 188 *satisfied. We give direction to the trustee to close the accounts and pay any final amounts, and we*

189 *finalize the assessments, and then we authorize any further real estate conveyances and permits. Two*  
 190 *finer points. One is, to the extent that there are permits that haven't been transferred, this resolution*  
 191 *gives the authority for staff to finish up those transfers, but let's make sure that happens just for our*  
 192 *engineering team because that can be a real problem later on, and there's no reason these permits don't*  
 193 *get transferred. If you do a master lien and you put in place assessments, they are based on relative*  
 194 *equivalent residential unit factors, ERUs or EAUs depending, and what it means is, when you levy the*  
 195 *assessments of a 50 foot home which might get charged an ERU of 1.0, which is maybe \$1,000 dollars,*  
 196 *and you've got a 40 foot unit which maybe gets charged a 0.8 ERU for \$800 dollars, well, sometimes*  
 197 *that's not what you want because maybe you've got workforce housing units or you've got some*  
 198 *multifamily or something like that which gets a reduced assessment. So, for the assessments to still be*  
 199 *fair, because maybe you've got a unit that is a 40 footer but it's workforce housing and isn't supposed to*  
 200 *get a full assessment, they will reduce the assessment or get rid of it altogether. Well, someone has to*  
 201 *give us something in exchange for that in order for us to wipe that assessment out because otherwise the*  
 202 *other people living in a 40 foot house, paying a full assessment, are saying why is this fair? The other*  
 203 *person doesn't have to pay. Well, they are in a workforce housing unit that doesn't get the same*  
 204 *assessment, and the way we justify that is basically the landowner, Taylor Morrison, promises to give us*  
 205 *some free stuff. There is always some free stuff to give us because the project is huge, and we never*  
 206 *issue enough bonds to build the entire thing. There is always free stuff and so the contributions always*  
 207 *work out. What this provision in section 4 is talking about is, any landowner obligation to provide a*  
 208 *contribution has been satisfied. He asked if there were any questions; hearing none, he called for a*  
 209 *motion.*

211 **On MOTION made by Christian Cotter, seconded by Scott Turner, and**  
 212 **with all in favor, Resolution 2025-4 was adopted, and the Chair was**  
 213 **authorized to sign.**

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216 **TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-5**

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218 **Consideration of Resolution 2025-5, a Resolution of the Board of Supervisors Addressing Real Estate**  
 219 **conveyances and permits; Accepting a certificate of the District Engineer and declaring the 2022-1**  
 220 **Project complete; Addressing contribution requirements; Providing Direction To The Trustee;**  
 221 **finalizing the 2022-1 Assessments; Authorizing conveyances; Authorizing a mutual release; Providing**  
 222 **for a Supplement to the Improvement Lien Book; providing for severability, conflicts, and an effective**  
 223 **date**

224

225 *Mr. Earlywine: This is basically the same resolution, but it's for your 2022-1 project. Again, it addresses*  
 226 *all the same things and has all the same findings. This one is slightly different because it has two*  
 227 *resolutions going with it. The first one is your project completion resolution and there is another*  
 228 *resolution right after it because it has a release provision in the indenture. Basically, when you sell and*  
 229 *close all of your lots, at that point you can get a further release of money. That's what the further*  
 230 *resolution says. It basically authorizes staff to send out notices. Atwell has something they sign and*  
 231 *basically say that all of the lots have been developed and platted. Taylor Morrison would sign something*  
 232 *saying that they've sold and closed those with end users and then the District Manager, Jim, would send*  
 233 *a letter to the trustee authorizing a payment of a requisition, and the requisition is for over \$1 million*  
 234 *dollars, but the reality is there won't be that much in there; maybe there will be \$100,000 dollars or*  
 235 *something. That amount will get filled in at that time, because in the meantime, we are still earning*

236 *interest on the bonds and things like that. The first resolution, 2025-5, which is our project completion*  
 237 *resolution for the 2021 project, phase 1 assessment area, declares the 2022-1 project complete. He*  
 238 *asked if there were any questions; hearing none, he called for a motion.*  
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240 **On MOTION made by John Wollard, seconded by Christian Cotter, and**  
 241 **with all in favor, Resolution 2025-5 was adopted, and the Chair was**  
 242 **authorized to sign.**

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245 **ELEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2025-6**

246  
 247 **Consideration of Resolution 2025-6, a Resolution of the Board of Supervisors Authorizing District staff**  
 248 **to confirm the satisfaction of the release conditions of the Capital Improvement Revenue Bonds,**  
 249 **Series 2022-1 (Phase I Assessment Area) and, upon satisfaction, Authorizing the release of the Debt**  
 250 **Service Reserve Funds into the Series 2022-1 Acquisition and Construction account; Authorizing a**  
 251 **requisition for payment of the balance of the Series 2022-1 Acquisition and Construction account;**  
 252 **Providing additional authorization; and providing for severability, conflicts, and an effective date**  
 253

254 *Mr. Earlywine: Resolution 2025-6 will authorize the payment of the future requisition when the release*  
 255 *provisions are met. He asked if there were any questions; hearing none, he called for a motion.*  
 256

257 **On MOTION made by John Wollard, seconded by Christian Cotter, and**  
 258 **with all in favor, Resolution 2025-6 was adopted, and the Chair was**  
 259 **authorized to sign.**

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262 **TWELFTH ORDER OF BUSINESS** **Consideration of Resolution 2025-7**

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 264 **Consideration of Resolution 2025-7, a Resolution of the Board of Supervisors Addressing Real Estate**  
 265 **conveyances and permits; Accepting a certificate of the District Engineer and declaring the 2022-2**  
 266 **Project complete; Addressing contribution requirements; Providing direction to the Trustee; finalizing**  
 267 **the 2022-2 Assessments; Authorizing conveyances; Authorizing a mutual release; Providing for a**  
 268 **Supplement to the Improvement Lien Book; providing for severability, conflicts, and an effective date**  
 269

270 *Mr. Earlywine: Resolution 2025-7 is the project completion resolution for the 2022-2 project. He asked if*  
 271 *there were any questions; hearing none, he called for a motion.*  
 272

273 **On MOTION made by John Wollard, seconded by Christian Cotter, and**  
 274 **with all in favor, Resolution 2025-7 was adopted, and the Chair was**  
 275 **authorized to sign.**

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278 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2025-8**

279  
 280 **Consideration of Resolution 2025-8, a Resolution of the Board of Supervisor Authorizing District staff**  
 281 **to confirm the satisfaction of the release conditions of the Capital Improvement Revenue Bonds,**  
 282 **Series 2022-2 (Phase IIA Assessment Area) and, upon satisfaction, Authorizing the release of the debt**

283 **service Reserve Funds into the Series 2022-2 Acquisition and Construction account; Authorizing a**  
284 **requisition for payment of the balance of the Series 2022-2 Acquisition and Construction account;**  
285 **Providing additional authorization; and providing for severability, conflicts, and an effective date**  
286

287 *Mr. Earlywine: Resolution 2025-8 is the resolution which would authorize the release of debt service*  
288 *reserve funds for the 2022-2 project and authorize payment of a requisition with the released monies.*  
289 *He asked if there were any questions; hearing none, he called for a motion.*  
290

**On MOTION made by John Wollard, seconded by Christian Cotter, and with all in favor, Resolution 2025-8 was adopted, and the Chair was authorized to sign.**

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296 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2025-9**  
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298 **Consideration of Resolution 2025-9, a Resolution of the Board of Supervisor Addressing Real Estate**  
299 **conveyances and permits; Accepting a certificate of the District Engineer and declaring the 2024**  
300 **Project complete; Addressing contribution requirements; Providing direction to the Trustee; finalizing**  
301 **the 2024 Assessments; Authorizing conveyances; Providing for a supplement to the Improvement Lien**  
302 **Book; Providing for severability, conflicts, and an effective date**  
303

304 *Mr. Earlywine: Resolution 2025-9 is for the 2024 project. It declares the project complete.* *He asked if*  
305 *there were any questions; hearing none, he called for a motion.*  
306

**On MOTION made by John Wollard, seconded by Christian Cotter, and with all in favor, Resolution 2025-9 was adopted, and the Chair was authorized to sign.**

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312 **FIFTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2025-10**  
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314 **Consideration of Resolution 2025-10, a Resolution of the Board of Supervisors Authorizing District**  
315 **staff to confirm the satisfaction of the release conditions of the Capital Improvement Revenue Bonds,**  
316 **Series 2024 (Phase IIB Assessment Area) and, upon satisfaction, Authorizing the release of the debt**  
317 **service Reserve Funds into the Series 2024 Acquisition and Construction account; authorizing a**  
318 **requisition for payment of the balance of the Series 2024 Acquisition and Construction Account;**  
319 **Providing additional authorization; and providing for severability, conflicts, and an effective date**

320 *Mr. Earlywine: Resolution 2025-10 is for the 2024 project and authorizes the payment of the final*  
321 *requisition and releases the monies.* *He asked if there were any questions; hearing none, he called for a*  
322 *motion.*  
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**On MOTION made by John Wollard, seconded by Christian Cotter, and with all in favor, Resolution 2025-10 was adopted, and the Chair was authorized to sign.**

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329 **SIXTEENTH ORDER OF BUSINESS** **Staff Reports**

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**I. District Attorney**

*Mr. Jere Earlywine: Jim, you were asking how these future requisitions could get processed more efficiently. One way we could do that is we could adopt a resolution. We can put it on the record today and I can draw it up afterward. The resolution would basically appoint Jim to sign as an authorized officer, to sign the requisition form in the future. If you sign the requisition now, first of all the conditions aren't met and the trustee won't accept it, so that's not an efficient way to do it. What ends up happening is, the 2024 lots probably won't be built, sold and closed for a year or two or more, but when those are all sold, you don't necessarily want to take it back to the Board because it's already been on the Agenda and it's already been authorized, but what you can do, if Jim is comfortable, we can authorize him to be the signatory. Resolution 2025-11 could authorize Jim Ward to sign, or we could just wait, and do it when the time comes up.*

*Mr. Ward: Let's make the resolution.*

*Mr. Earlywine: It would be Resolution 2025-11, basically designating the District Manager as your authorized officer for purposes of signing the requisitions that we just spoke of, and also adding him to the incumbency certificate for the bonds.*

**On MOTION made by John Wollard, seconded by Christian Cotter, and with all in favor, Resolution 2025-11 was adopted, and the Chair was authorized to sign.**

**II. District Engineer**

No report.

**III. District Asset Manager**

- a) **Field Operations Report October 1, 2024**
- b) **Field Operations Report November 1, 2024**

No report.

**IV. District Manager**

- a) **Goals and objectives reporting requirements**
- b) **Important Board Meeting Dates for Balance of Fiscal Year 2025**
- c) **Financial Statement for period ending August 31, 2024 (unaudited)**
- d) **Financial Statement for period ending September 30, 2024 (unaudited)**

*Mr. Ward: One of the provisions of the statute this year is that special districts have to create performance measures and standard reporting for CDDs, and we have to report them by December 1 of each year. My team prepared a simple form that says we have our public meetings, we are compliant with that, we've done the advertising related to the meetings, we have access to public records, we do the annual budget preparation, we do annual audits, etc. The Board has to*

377 *approve them. We report them. It's a self-reporting thing. It doesn't go to the state or any of the*  
378 *agencies of the state. All we have to do is post it on the District's website by December 1 of this*  
379 *year which obviously we will make. I will ask for a simple motion to approve the goals and*  
380 *objectives and then we will take the reporting on an annual basis from there.*

381  
382 **On MOTION made by John Wollard, seconded by Christian Cotter, and**  
383 **with all in favor, the goals and objectives were approved.**

384  
385  
386 **SEVENTEENTH ORDER OF BUSINESS** **Supervisor's Requests**

387 Mr. Ward asked if there were any supervisor's requests; there were none.  
388  
389

390  
391 **EIGHTEENTH ORDER OF BUSINESS** **Audience Comments**

392  
393 *Public comment period is for items NOT listed on the Agenda, and comments are limited to three (3)*  
394 *minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer*  
395 *may extend or reduce the time for the public comment period consistent with Section 286.0114,*  
396 *Florida Statutes*

397  
398 There were no audience comments.  
399

400  
401 **NINETEENTH ORDER OF BUSINESS** **Adjournment**

402  
403 Mr. Ward adjourned the meeting at approximately 1:45 p.m.  
404

405 **On MOTION made by John Wollard, seconded by Christian Cotter, and**  
406 **with all in favor, the meeting was adjourned.**

407  
408 LT Ranch Community Development District  
409

410  
411 \_\_\_\_\_  
412 James P. Ward, Secretary

411 \_\_\_\_\_  
412 John Wollard, Chairperson

**RESOLUTION 2025-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT REGARDING THE AWARD OF THE REQUEST FOR PROPOSAL BID FOR THE LORRAINE ROAD WIDENING PROJECT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District’s Board of Supervisors (“**Board**”) previously elected to competitively solicit and request for proposals (“**RFP**”) for the construction of the Lorraine Road Widening Project (“**Services**”), in accordance with Florida Statutes and the District’s Rules of Procedure, to allow the District to make an award of bid to the most responsive and responsible contractor based upon the evaluation criteria contained in the project manual for the RFP, as the same may be amended and supplemented via addendums (“**Project Manual**”); and

**WHEREAS**, the District has received and evaluated a proposal from one (1) contractor interested in providing the Services, RIPA & Associates, LLC, as identified by the Project Engineer, Stantec Consulting Services Inc., in the letter to the District attached hereto as **Exhibit A**; and

**WHEREAS**, after review and consideration of the proposal received by the District, the Board has determined that RIPA & Associates, LLC, based upon the evaluation criteria found in the RFP, the most responsive and responsible proposer, and qualified to undertake the Services; and

**WHEREAS**, the Board hereby determines its intent to award the bid to, and subsequently enter into a contract for Services with RIPA & Associates, LLC, as the most responsive, responsible proposer in accordance with the terms of the RFP.

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

**SECTION 1.** All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

**SECTION 2.** The response of RIPA & Associates, LLC, including the Bid Tabulation attached hereto as **Exhibit B**, is the proposal which is the most responsive and responsible and which best serves the interests of the District.

**SECTION 3.** It is the intent of the Board to award the bid to RIPA & Associates, LLC, and enter into a contract for the Services in accordance with the terms and conditions of the RFP and the Project Manual.

**SECTION 4.** Notice of this award of bid shall be given to all proposers in accordance with the District's Rules of Procedure, RFP and the Project Manual. The District's Chairman and Vice Chairman, members of the Board and staff of the District are hereby authorized to take such further actions as are necessary to ensure the expeditious execution of a contract for the Services.

**SECTION 5.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 6.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 10<sup>th</sup> day of December 2024.

ATTEST:

**LT RANCH COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

**EXHIBIT A:** Letter from Stantec Consulting Services Inc.

**EXHIBIT B:** Bid Tabulation, RIPA and Associates, Inc.



**EXHIBIT A:**  
Letter from Stantec Consulting Services Inc.



**Stantec Consulting Services Inc.**  
6920 Professional Parkway  
Sarasota, Florida 34240  
Tel: 941-907-6900

November 26, 2024

File: 215618525

Via: Email (jimward@jpwardassociates.com)

LT Ranch Community Development District  
C/O JP Ward and Associates, LLP  
2301 Northeast 37<sup>th</sup> Street  
Ft Lauderdale, FL 33308

**Attention: Mr. James Ward, District Manager**

**Reference: Response to the Request for Proposals**

Dear Mr. Ward,

On July 18-2024, we received and opened one response to the request for proposals from LT Ranch Community Development District (District) for Lorraine Road Widening; the proposal was from RIPA & Associates, LLC.

The proposal from RIPA & Associates, LLC totaled \$6,413,744.75 which exceeded the opinion of probable cost, and the funding amount outlined in the District's Interlocal Agreement with Sarasota County. After several meetings and discussions with RIPA & Associates, LLC and Sarasota County, the proposal has been adjusted. The attached bid tabulation summarizes the original bid along with the adjustments made during the discussions referenced above.

Therefore, after review of all documents and implementing the discussed changes, we recommend that LT Ranch Community Development District award the Lorraine Road Widening contract to RIPA and Associates, LLC in the amount of \$5,025,971.30.

If you have any questions or comments, we will be happy to answer them at the board meeting.

Sincerely,

**Stantec Consulting Services Inc.**

A handwritten signature in blue ink, appearing to read "B Quartermaine", written over a horizontal line.

**Ben Quartermaine, PE**  
Principal | Civil Engineer  
Phone: 941-907-6900  
Ben.Quartermaine@stantec.com

Enclosure

C: John Wollard, Taylor Morrison  
Jere Earlywine, Kutak Rock

Design with community in mind

\\us0227-ppfs001\shared\_projects\215618525\admin\documents\working\_document\letter\let\_recommendation\_lt-ranch-community-development-district\_lorraine-rd-widening\_bq\_20241125.docx

**EXHIBIT B:**  
Bid Tabulation, RIPA and Associates, Inc.

# BID TABULATION

**Project:** LT Ranch Lorraine Road Widening  
Bid Sheet - RIPA Comparison

| ITEM         | DESCRIPTION                       | UNIT      | RIPA BID 7-18-2024 |              |                        | RIPA 11-08-2024 |           |               |                        |
|--------------|-----------------------------------|-----------|--------------------|--------------|------------------------|-----------------|-----------|---------------|------------------------|
|              |                                   |           | QTY                | UNIT COST    | AMOUNT                 | QTY             | UNIT COST | AMOUNT        |                        |
| 0101 1       | MOBILIZATION                      | LS        | 1.0                | \$ 170,000.0 | \$170,000.00           | 1.0             | 170,000.0 | \$ 170,000.00 |                        |
| 0102 1       | MAINTENANCE OF TRAFFIC            | LS        | 1.0                | \$ 100,000.0 | \$100,000.00           | 1.0             | 217,000.0 | \$ 217,000.00 |                        |
| 0104 18      | INLET PROTECTION SYSTEM           | EA        | 45.0               | \$ 160.0     | \$7,200.00             | 45.0            | 160.0     | \$ 7,200.00   |                        |
| 0110 1 1     | CLEARING & GRUBBING/              | AC        | 6.60               | \$ 72,500.0  | \$478,500.00           | 6.60            | 74,500.0  | \$ 491,700.00 |                        |
| 0110 1       | FINAL FINE GRADING                | LS        | 1.0                | \$ 83,000.0  | \$83,000.00            | 1.0             | 83,000.0  | \$ 83,000.00  |                        |
| 0160 4       | TYPE B STABILIZATION              | SY        | 27236.0            | \$ 29.0      | \$789,844.00           | 28349.0         | 18.45     | \$ 523,039.05 |                        |
| 0285709      | OPT BASE, BASE GROUP 09           | SY        | 24728.0            | \$ 63.50     | \$1,570,228.00         | 24728.0         | 35.30     | \$ 872,898.40 |                        |
| 0327 70 6    | MILL EX. ASPHALT PVMT, 1 1/2" AVG | SY        | 28100.0            | \$ 3.80      | \$106,780.00           | 1622.0          | 13.50     | \$ 21,897.00  |                        |
| 0334 1 13    | SUPERPAVE ASPH CONC, TRAFFIC      | TN        | 3443.0             | \$ 190.0     | \$654,170.00           | 3443.0          | 190.0     | \$ 654,170.00 |                        |
| 0337 7 83    | ASP. CON. FR CRSE, TRFC C, FC-    | TN        | 5465.0             | \$ 220.0     | \$1,202,300.00         | 3224.0          | 220.0     | \$ 709,280.00 |                        |
| 0425 1351    | INLETS, CURB, TYPE P-5, <10'      | EA        | 2.0                | \$ 13,500.0  | \$27,000.00            | 2.0             | 13,500.0  | \$ 27,000.00  |                        |
| 0425 1361    | INLETS, CURB, TYPE P-6, <10'      | EA        | 8.0                | \$ 11,750.0  | \$94,000.00            | 8.0             | 11,750.0  | \$ 94,000.00  |                        |
| 0430175115   | PIPE CULVERT, ROUND, 15"          | LF        | 110.0              | \$ 280.0     | \$30,800.00            | 110.0           | 280.0     | \$ 30,800.00  |                        |
| 0520 2 2     | CONCRETE CURB & GUTTER, TYPE      | LF        | 19833.0            | \$ 21.0      | \$416,493.00           | 19833.0         | 24.70     | \$ 489,875.10 |                        |
| 0570 1 2     | PERFORMANCE TURF, SOD             | SY        | 4407.0             | \$ 10.25     | \$45,171.75            | 4407.0          | 10.25     | \$ 45,171.75  |                        |
| 0706 1 3     | RAISED PAVEMENT MARKER, TYPE B    | EA        | 511.0              | \$ 9.0       | \$4,599.00             | 511.0           | 9.0       | \$ 4,599.00   |                        |
| 0711 11124   | THERMOPLASTIC, STD, WHITE,        | LF        | 20433.0            | \$ 1.0       | \$20,433.00            | 20433.0         | 1.0       | \$ 20,433.00  |                        |
| 0711 11141   | THERMOPLASTIC, STD, W, DOT        | GM        | 0.06               | \$ 9,200.0   | \$552.00               | 0.06            | 9,200.0   | \$ 552.00     |                        |
| 0711 11170   | THERMOPLASTIC, STD, W, ARROW      | EA        | 12.0               | \$ 162.0     | \$1,944.00             | 8.0             | 162.0     | \$ 1,296.00   |                        |
| 0711 14160   | THERMOPLASTIC, WHITE,             | EA        | 30.0               | \$ 520.0     | \$15,600.00            | 8.0             | 520.0     | \$ 4,160.00   |                        |
| 0711 15101   | THERMOPLASTIC, STD-OP, W,         | GM        | 7.48               | \$ 8,500.0   | \$63,580.00            | 3.10            | 8,500.0   | \$ 26,350.00  |                        |
| 0711 15201   | THERMOPLASTIC, STD-OP, Y,         | GM        | 3.74               | \$ 8,500.0   | \$31,790.00            | 3.74            | 8,500.0   | \$ 31,790.00  |                        |
| 0700 1 11    | SINGLE POST SIGN, F&I GRND MT     | EA        | 10.0               | \$ 520.0     | \$5,200.00             | 10.0            | 520.0     | \$ 5,200.00   |                        |
| 0700 1 12    | SINGLE POST SIGN, F&I GRND MT =   | EA        | 2.0                | \$ 780.0     | \$1,560.00             | 2.0             | 780.0     | \$ 1,560.00   |                        |
| SPECIAL      | TESTING                           | LS        | 1.0                | \$ 58,000.0  | \$58,000.00            | 1.0             | 58,000.0  | \$ 58,000.00  |                        |
| SPECIAL      | SURVEYING                         | LS        | 1.0                | \$ 185,000.0 | \$185,000.00           | 1.0             | 185,000.0 | \$ 185,000.00 |                        |
| SPECIAL      | IRRIGATION MODIFICATION /         | ALLOWANCE | 250000             | \$ 1.0       | \$250,000.00           | 1.0             | 250,000.0 | \$ 250,000.00 |                        |
| <b>TOTAL</b> |                                   |           |                    |              | <b>\$ 6,413,744.75</b> | <b>TOTAL</b>    |           |               | <b>\$ 5,025,971.30</b> |

Highlighted cells are changes to the Bid Form between the 7/18/2024 bid and the 11/08/2024



**Stantec Consulting Services Inc.**  
6920 Professional Parkway  
Sarasota, Florida 34240  
Tel: 941-907-6900

November 26, 2024

File: 215618525

Via: Email (jimward@jpwardassociates.com)

LT Ranch Community Development District  
C/O JP Ward and Associates, LLP  
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If you have any questions or comments, we will be happy to answer them at the board meeting.

Sincerely,

**Stantec Consulting Services Inc.**

---

**Ben Quartermaine, PE**  
Principal | Civil Engineer  
Phone: 941-907-6900  
Ben.Quartermaine@stantec.com

Enclosure

C: John Wollard, Taylor Morrison  
Jere Earlywine, Kutak Rock



# BID TABULATION

**Project:** LT Ranch Lorraine Road Widening  
**Bid Sheet - RIPA Comparison**

| ITEM       | DESCRIPTION                       | UNIT      | RIPA BID 7-18-2024 |              |                |
|------------|-----------------------------------|-----------|--------------------|--------------|----------------|
|            |                                   |           | QTY                | UNIT COST    | AMOUNT         |
| 0101 1     | MOBILIZATION                      | LS        | 1.0                | \$ 170,000.0 | \$170,000.00   |
| 0102 1     | MAINTENANCE OF TRAFFIC            | LS        | 1.0                | \$ 100,000.0 | \$100,000.00   |
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| 0327 70 6  | MILL EX. ASPHALT PVMT, 1 1/2" AVG | SY        | 28100.0            | \$ 3.80      | \$106,780.00   |
| 0334 1 13  | SUPERPAVE ASPH CONC, TRAFFIC      | TN        | 3443.0             | \$ 190.0     | \$654,170.00   |
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| 0425 1351  | INLETS, CURB, TYPE P-5, <10'      | EA        | 2.0                | \$ 13,500.0  | \$27,000.00    |
| 0425 1361  | INLETS, CURB, TYPE P-6, <10'      | EA        | 8.0                | \$ 11,750.0  | \$94,000.00    |
| 0430175115 | PIPE CULVERT, ROUND, 15"          | LF        | 110.0              | \$ 280.0     | \$30,800.00    |
| 0520 2 2   | CONCRETE CURB & GUTTER, TYPE      | LF        | 19833.0            | \$ 21.0      | \$416,493.00   |
| 0570 1 2   | PERFORMANCE TURF, SOD             | SY        | 4407.0             | \$ 10.25     | \$45,171.75    |
| 0706 1 3   | RAISED PAVEMENT MARKER, TYPE B    | EA        | 511.0              | \$ 9.0       | \$4,599.00     |
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| 0711 11170 | THERMOPLASTIC, STD, W, ARROW      | EA        | 12.0               | \$ 162.0     | \$1,944.00     |
| 0711 14160 | THERMOPLASTIC, WHITE,             | EA        | 30.0               | \$ 520.0     | \$15,600.00    |
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| 0700 1 12  | SINGLE POST SIGN, F&I GRND MT =   | EA        | 2.0                | \$ 780.0     | \$1,560.00     |
| SPECIAL    | TESTING                           | LS        | 1.0                | \$ 58,000.0  | \$58,000.00    |
| SPECIAL    | SURVEYING                         | LS        | 1.0                | \$ 185,000.0 | \$185,000.00   |
| SPECIAL    | IRRIGATION MODIFICATION /         | ALLOWANCE | 250000             | \$ 1.0       | \$250,000.00   |

| QTY     | UNIT COST | AMOUNT        |
|---------|-----------|---------------|
|         |           |               |
| 1.0     | 217,000.0 | \$ 217,000.00 |
| 45.0    | 160.0     | \$ 7,200.00   |
| 6.60    | 74,500.0  | \$ 491,700.00 |
| 1.0     | 83,000.0  | \$ 83,000.00  |
| 28349.0 | 18.45     | \$ 523,039.05 |
| 24728.0 | 35.30     | \$ 872,898.40 |
| 1622.0  | 13.50     | \$ 21,897.00  |
| 3443.0  | 190.0     | \$ 654,170.00 |
| 3224.0  | 220.0     | \$ 709,280.00 |
| 2.0     | 13,500.0  | \$ 27,000.00  |
| 8.0     | 11,750.0  | \$ 94,000.00  |
| 110.0   | 280.0     | \$ 30,800.00  |
| 19833.0 | 24.70     | \$ 489,875.10 |
| 4407.0  | 10.25     | \$ 45,171.75  |
| 511.0   | 9.0       | \$ 4,599.00   |
| 20433.0 | 1.0       | \$ 20,433.00  |
| 0.06    | 9,200.0   | \$ 552.00     |
| 8.0     | 162.0     | \$ 1,296.00   |
| 8.0     | 520.0     | \$ 4,160.00   |
| 3.10    | 8,500.0   | \$ 26,350.00  |
| 3.74    | 8,500.0   | \$ 31,790.00  |
| 10.0    | 520.0     | \$ 5,200.00   |
| 2.0     | 780.0     | \$ 1,560.00   |
| 1.0     | 58,000.0  | \$ 58,000.00  |
| 1.0     | 185,000.0 | \$ 185,000.00 |
| 1.0     | 250,000.0 | \$ 250,000.00 |

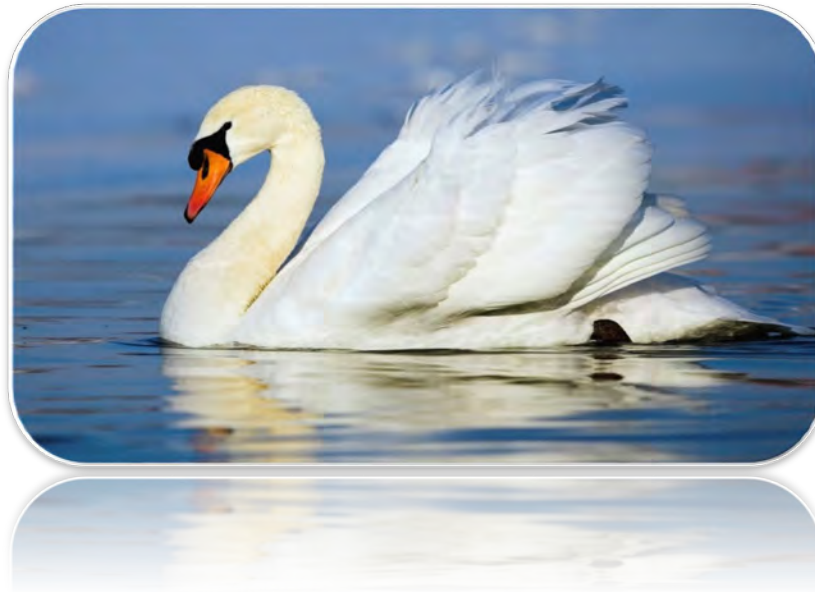
**TOTAL \$ 6,413,744.75**

**TOTAL \$ 5,025,971.30**

Highlighted cells are changes to the Bid Form between the 7/18/2024 bid and the 11/08/2024

# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - OCTOBER 2024

FISCAL YEAR 2025

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PREPARED BY:

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

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

*LT Ranch Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending October 31, 2024**

|  | Governmental Funds |                     |                   |                   |                   |                       |                  |                  |                 |             | Account Groups       |                           | Totals<br>(Memorandum<br>Only) |                         |
|--|--------------------|---------------------|-------------------|-------------------|-------------------|-----------------------|------------------|------------------|-----------------|-------------|----------------------|---------------------------|--------------------------------|-------------------------|
|  | Debt Service Funds |                     |                   |                   |                   | Capital Project Funds |                  |                  |                 |             | Lorraine Road        | General Long<br>Term Debt |                                | General Fixed<br>Assets |
|  | General Fund       | Series 2019         | Series 2022-1     | Series 2022-2     | Series 2024       | Series 2019           | Series 2022-1    | Series 2022-2    | Series 2024     |             |                      |                           |                                |                         |
| <b>Assets</b>  |                    |                     |                   |                   |                   |                       |                  |                  |                 |             |                      |                           |                                |                         |
| <b>Cash and Investments</b>                              |                    |                     |                   |                   |                   |                       |                  |                  |                 |             |                      |                           |                                |                         |
| General Fund - Invested Cash                             | \$ 548,779         | \$ -                | \$ -              | \$ -              | \$ -              | \$ -                  | \$ -             | \$ -             | \$ -            | \$ -        | \$ -                 | \$ -                      | \$ -                           | \$ 548,779              |
| Debt Service Fund  |                    |                     |                   |                   |                   |                       |                  |                  |                 |             |                      |                           |                                |                         |
| Interest Account   | -                  | -                   | -                 | -                 | -                 | -                     | -                | -                | -               | -           | -                    | -                         | -                              | -                       |
| Sinking Account  | -                  | -                   | -                 | -                 | -                 | -                     | -                | -                | -               | -           | -                    | -                         | -                              | -                       |
| Reserve Account  | -                  | 475,650             | 85,090            | 459,173           | 268,961           | -                     | -                | -                | -               | -           | -                    | -                         | -                              | 1,288,874               |
| Revenue Account  | -                  | 544,591             | 90,354            | 456,650           | -                 | -                     | -                | -                | -               | -           | -                    | -                         | -                              | 1,091,595               |
| Capitalized Interest                                     | -                  | -                   | 2,692             | 235               | 214,249           | -                     | -                | -                | -               | -           | -                    | -                         | -                              | 217,176                 |
| Prepayment Account                                       | -                  | 500                 | -                 | -                 | -                 | -                     | -                | -                | -               | -           | -                    | -                         | -                              | 500                     |
| Construction Account                                     | -                  | -                   | -                 | -                 | -                 | 404                   | 9                | -                | 1,599           | -           | -                    | -                         | -                              | 2,013                   |
| Cost of Issuance Account                                 | -                  | -                   | -                 | -                 | -                 | -                     | -                | -                | -               | -           | -                    | -                         | -                              | -                       |
| <b>Due from Other Funds</b>                              |                    |                     |                   |                   |                   |                       |                  |                  |                 |             |                      |                           |                                |                         |
| General Fund   | -                  | 2                   | -                 | 2                 | 1                 | -                     | -                | -                | -               | -           | -                    | -                         | -                              | 6                       |
| Debt Service Fund(s)                                     | -                  | -                   | -                 | -                 | -                 | -                     | -                | -                | -               | -           | -                    | -                         | -                              | -                       |
| Due from Capital Projects Fund                           | -                  | -                   | -                 | -                 | -                 | -                     | -                | -                | -               | -           | -                    | -                         | -                              | -                       |
| <b>Other Assets - Current</b>                            |                    |                     |                   |                   |                   |                       |                  |                  |                 |             |                      |                           |                                |                         |
| Other Assets - Non-Current                               | 5,346              | -                   | -                 | -                 | -                 | -                     | -                | -                | -               | -           | -                    | -                         | -                              | 5,346                   |
| <b>Prepaid Expenses</b>                                  |                    |                     |                   |                   |                   |                       |                  |                  |                 |             |                      |                           |                                |                         |
| Unamortized Prem/Discount on Bonds Payable               | -                  | -                   | -                 | -                 | -                 | -                     | 19,747           | 61,353           | -               | -           | -                    | -                         | -                              | 81,100                  |
| <b>Amount Available in Debt Service Funds</b>            |                    |                     |                   |                   |                   |                       |                  |                  |                 |             |                      |                           |                                |                         |
| Amount to be Provided by Debt Service Funds              | -                  | -                   | -                 | -                 | -                 | -                     | -                | -                | -               | -           | -                    | 2,114,940                 | -                              | 2,114,940               |
| Investment in General Fixed Assets (net of depreciation) | -                  | -                   | -                 | -                 | -                 | -                     | -                | -                | -               | -           | -                    | -                         | 13,954,303                     | 13,954,303              |
| <b>Total Assets</b>                                      | <b>\$ 554,125</b>  | <b>\$ 1,020,743</b> | <b>\$ 178,137</b> | <b>\$ 916,060</b> | <b>\$ 483,211</b> | <b>\$ 404</b>         | <b>\$ 19,757</b> | <b>\$ 61,353</b> | <b>\$ 1,599</b> | <b>\$ -</b> | <b>\$ 38,540,000</b> | <b>\$ 13,954,303</b>      | <b>\$ 55,729,691</b>           |                         |

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending October 31, 2024**

|   | Governmental Funds |                     |                   |                   |                   |                       |                  |                  |                       |             | Account Groups       |                           | Totals<br>(Memorandum<br>Only) |                         |
|---|--------------------|---------------------|-------------------|-------------------|-------------------|-----------------------|------------------|------------------|-----------------------|-------------|----------------------|---------------------------|--------------------------------|-------------------------|
|   | Debt Service Funds |                     |                   |                   |                   | Capital Project Funds |                  |                  |                       |             | Lorraine Road        | General Long<br>Term Debt |                                | General Fixed<br>Assets |
|   | General Fund       | Series 2019         | Series 2022-1     | Series 2022-2     | Series 2024       | Series 2019           | Series 2022-1    | Series 2022-2    | Series 2024           |             |                      |                           |                                |                         |
| <b>Liabilities</b>                                      |                    |                     |                   |                   |                   |                       |                  |                  |                       |             |                      |                           |                                |                         |
| <b>Accounts Payable &amp; Payroll Liabilities</b>       | \$ -               | \$ -                | \$ -              | \$ -              | \$ -              | \$ -                  | \$ -             | \$ -             | \$ -                  | \$ -        | \$ -                 | \$ -                      | \$ -                           | \$ -                    |
| <b>Due to Developer</b>                                 | 6,480              | -                   | -                 | -                 | -                 | -                     | -                | -                | 1,293,146             | -           | -                    | -                         | -                              | 1,299,626               |
| <b>Due to Other Funds</b>                               |                    |                     |                   |                   |                   |                       |                  |                  |                       |             |                      |                           |                                |                         |
| General Fund  | -                  | -                   | -                 | -                 | -                 | -                     | -                | -                | -                     | -           | -                    | -                         | -                              | -                       |
| Debt Service Fund(s)                                    | 6                  | -                   | -                 | -                 | -                 | -                     | -                | -                | -                     | -           | -                    | -                         | -                              | 6                       |
| <b>Bonds Payable</b>                                    |                    |                     |                   |                   |                   |                       |                  |                  |                       |             |                      |                           |                                |                         |
| Current Portion (Due within 12 months)                  |                    |                     |                   |                   |                   |                       |                  |                  |                       |             |                      |                           |                                |                         |
| Series 2019   | -                  | -                   | -                 | -                 | -                 | -                     | -                | -                | -                     | -           | 355,000              | -                         | -                              | 355,000                 |
| Series 2022-1   | -                  | -                   | -                 | -                 | -                 | -                     | -                | -                | -                     | -           | 35,000               | -                         | -                              | 35,000                  |
| Series 2022-2   | -                  | -                   | -                 | -                 | -                 | -                     | -                | -                | -                     | -           | 195,000              | -                         | -                              | 195,000                 |
| Series 2024   | -                  | -                   | -                 | -                 | -                 | -                     | -                | -                | -                     | -           | 110,000              | -                         | -                              | 110,000                 |
| Long Term   |                    |                     |                   |                   |                   |                       |                  |                  |                       |             |                      |                           |                                |                         |
| Series 2019   | -                  | -                   | -                 | -                 | -                 | -                     | -                | -                | -                     | -           | 15,035,000           | -                         | -                              | 15,035,000              |
| Series 2022-1   | -                  | -                   | -                 | -                 | -                 | -                     | -                | -                | -                     | -           | 2,315,000            | -                         | -                              | 2,315,000               |
| Series 2022-2   | -                  | -                   | -                 | -                 | -                 | -                     | -                | -                | -                     | -           | 12,900,000           | -                         | -                              | 12,900,000              |
| Series 2024   | -                  | -                   | -                 | -                 | -                 | -                     | -                | -                | -                     | -           | \$7,595,000          | -                         | -                              | 7,595,000               |
| Unamortized Prem or (Disc) on Bds Pybl                  | -                  | -                   | -                 | -                 | -                 | 54,012                | -                | -                | -                     | -           | -                    | -                         | -                              | 54,012                  |
| <b>Total Liabilities</b>                                | <b>\$ 6,486</b>    | <b>\$ -</b>         | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ 54,012</b>      | <b>\$ -</b>      | <b>\$ -</b>      | <b>\$ 1,293,146</b>   | <b>\$ -</b> | <b>\$ 38,540,000</b> | <b>\$ -</b>               | <b>\$ -</b>                    | <b>\$ 39,893,644</b>    |
| <b>Fund Equity and Other Credits</b>                    |                    |                     |                   |                   |                   |                       |                  |                  |                       |             |                      |                           |                                |                         |
| <b>Investment in General Fixed Assets</b>               | -                  | -                   | -                 | -                 | -                 | -                     | -                | -                | -                     | -           | -                    | -                         | 13,954,303                     | 13,954,303              |
| <b>Fund Balance</b>                                     |                    |                     |                   |                   |                   |                       |                  |                  |                       |             |                      |                           |                                |                         |
| <b>Restricted</b>                                       |                    |                     |                   |                   |                   |                       |                  |                  |                       |             |                      |                           |                                |                         |
| Beginning: October 1, 2024 (Unaudited)                  | -                  | 1,016,541           | 177,774           | 914,156           | 481,220           | (53,609)              | 19,757           | 61,353           | (1,291,554)           | -           | -                    | -                         | -                              | 1,325,637               |
| Results from Current Operations                         | -                  | 4,202               | 362               | 1,905             | 1,991             | 2                     | -                | -                | 7                     | -           | -                    | -                         | -                              | 8,468                   |
| <b>Unassigned</b>                                       |                    |                     |                   |                   |                   |                       |                  |                  |                       |             |                      |                           |                                |                         |
| Beginning: October 1, 2024 (Unaudited)                  | 589,946            | -                   | -                 | -                 | -                 | -                     | -                | -                | -                     | -           | -                    | -                         | -                              | 589,946                 |
| Results from Current Operations                         | (42,307)           | -                   | -                 | -                 | -                 | -                     | -                | -                | -                     | -           | -                    | -                         | -                              | (42,307)                |
| <b>Total Fund Equity and Other Credits</b>              | <b>\$ 547,639</b>  | <b>\$ 1,020,743</b> | <b>\$ 178,137</b> | <b>\$ 916,060</b> | <b>\$ 483,211</b> | <b>\$ (53,607)</b>    | <b>\$ 19,757</b> | <b>\$ 61,353</b> | <b>\$ (1,291,547)</b> | <b>\$ -</b> | <b>\$ -</b>          | <b>\$ 13,954,303</b>      | <b>\$ -</b>                    | <b>\$ 15,836,047</b>    |
| <b>Total Liabilities, Fund Equity and Other Credits</b> | <b>\$ 554,125</b>  | <b>\$ 1,020,743</b> | <b>\$ 178,137</b> | <b>\$ 916,060</b> | <b>\$ 483,211</b> | <b>\$ 404</b>         | <b>\$ 19,757</b> | <b>\$ 61,353</b> | <b>\$ 1,599</b>       | <b>\$ -</b> | <b>\$ 38,540,000</b> | <b>\$ 13,954,303</b>      | <b>\$ -</b>                    | <b>\$ 55,729,691</b>    |



**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2024**

| Description                             | October     | Year to Date | Total Annual Budget | % of Budget |
|---|-------------|--------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>        |             |              |                     |             |
| Carryforward                            | \$ -        | \$ -         | \$ (162,626)        | 0%          |
| Cash Available Fund FY 2025 Operations  | -           | -            | 65,419              | 0%          |
| <b>Interest</b>                         |             |              |                     |             |
| Interest - General Checking             | -           | -            | -                   | N/A         |
| <b>Special Assessment Revenue</b>       |             |              |                     |             |
| Special Assessments - On-Roll           | 5           | 5            | 2,067,227           | 0%          |
| Special Assessments - Off-Roll          | -           | -            | -                   | N/A         |
| <b>Contributions Private Sources</b>    |             |              |                     |             |
| TM - Lorraine Rd Widening               | -           | -            | -                   | N/A         |
| Taylor Morrison                         | -           | -            | -                   | N/A         |
| <b>Note Proceeds</b>                    |             |              |                     |             |
|   | -           | -            | -                   | N/A         |
| Developer Funding for Carryforward      | -           | -            | 162,626             | 0%          |
| Developer Funding - Initial Reserve     | -           | -            | 250,000             | 0%          |
| Intragovernmental Transfer In           | -           | -            | -                   | N/A         |
| <b>Total Revenue and Other Sources:</b> | <b>\$ 5</b> | <b>\$ 5</b>  | <b>\$ 2,382,646</b> | <b>0%</b>   |
| <b>Expenditures and Other Uses</b>      |             |              |                     |             |
| <b>Executive</b>                        |             |              |                     |             |
| Professional Management                 | 4,167       | 4,167        | 50,000              | 8%          |
| <b>Financial and Administrative</b>     |             |              |                     |             |
| Audit Services                          | -           | -            | 5,900               | 0%          |
| Accounting Services                     | 2,250       | 2,250        | 27,000              | 8%          |
| Assessment Roll Services                | 2,125       | 2,125        | 25,500              | 8%          |
| Arbitrage Rebate Services               | -           | -            | 1,500               | 0%          |
| <b>Other Contractual Services</b>       |             |              |                     |             |
| Legal Advertising                       | -           | -            | 2,000               | 0%          |
| Trustee Services                        | -           | -            | 17,600              | 0%          |
| Dissemination Agent Services            | -           | -            | 8,000               | 0%          |
| Bond Amortization Schedules             | -           | -            | -                   | N/A         |
| Property Appraiser Fees                 | -           | -            | -                   | N/A         |
| Bank Service Fees                       | -           | -            | 600                 | 0%          |

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2024**

| Description                                     | October | Year to Date | Total Annual Budget | % of Budget |
|---|---------|--------------|---------------------|-------------|
| <b>Communications &amp; Freight Services</b>    |         |              |                     |             |
| Postage, Freight & Messenger                    | -       | -            | 200                 | 0%          |
| <b>Computer Services - Website Development</b>  | -       | -            | 2,000               | 0%          |
| <b>Insurance</b>                                | 27,316  | 27,316       | 70,000              | 39%         |
| <b>Printing &amp; Binding</b>                   | -       | -            | 400                 | 0%          |
| <b>Subscription &amp; Memberships</b>           | -       | -            | 175                 | 0%          |
| <b>Rentals</b>                                  | -       | -            | -                   | N/A         |
| <b>Legal Services</b>                           |         |              |                     |             |
| Legal - General Counsel                         | -       | -            | 10,000              | 0%          |
| Legal - Series 2019 Bonds                       | -       | -            | -                   | N/A         |
| Legal - Series 2022-1 Bonds                     | -       | -            | -                   | N/A         |
| Legal - Series 2022-2 Bonds                     | -       | -            | -                   | N/A         |
| <b>Other General Government Services</b>        |         |              |                     |             |
| Engineering/ Field Services                     | -       | -            | 7,500               | 0%          |
| Stormwater Needs Analysis                       | -       | -            | -                   | N/A         |
| TM - Lorraine Rd Widening                       | -       | -            | -                   | N/A         |
| NPDES   | -       | -            | -                   | N/A         |
| Contingencies                                   | -       | -            | -                   | N/A         |
| Other Current Charges                           | -       | -            | -                   | N/A         |
| <b>Emergency &amp; Disaster Relief Services</b> |         |              |                     |             |
| Hurricane Milton                                | 3,465   | 3,465        | -                   | N/A         |
| <b>Conservation and Resource MGMT</b>           |         |              |                     |             |
| Re-Use System                                   |         |              |                     |             |
| Utility Services                                |         |              |                     |             |
| Electric Service                                | 55      | 55           | -                   | N/A         |
| Re-Use Water (Sarasota County)                  | -       | -            | 36,450              | 0%          |
| Repairs and Maintenance                         |         |              |                     |             |
| Irrigation System (Line Distribution)           | -       | -            | 12,000              | 0%          |
| Irrigation System (Pump Station)                | -       | -            | 16,000              | 0%          |

Prepared by:

**JPWARD and Associates, LLC**

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2024**

| Description                                    | October | Year to Date | Total Annual Budget | % of Budget |
|--|---------|--------------|---------------------|-------------|
| <b>Stormwater Management Services</b>          |         |              |                     |             |
| Lake, Lake Bank and Littoral Shelf Maintenance |         |              |                     |             |
| Professional Services                          |         |              |                     |             |
| Asset Management                               | -       | -            | 57,200              | 0%          |
| Repairs and Maintenance                        |         |              |                     |             |
| Aquatic Weed Control                           | -       | -            | 94,000              | 0%          |
| Littoral Shelf - Invasive Plant Control        | -       | -            | -                   | N/A         |
| Lake Bank Maintenance                          | -       | -            | -                   | N/A         |
| Detention Area Maintenance                     | -       | -            | 4,200               | 0%          |
| Water Quality Testing                          | -       | -            | -                   | N/A         |
| Littoral Shelf Planting                        | -       | -            | 4,000               | 0%          |
| Control Structures, Catch Basins & Outfalls    | 2,100   | 2,100        | 25,000              | 8%          |
| Preserve Services                              |         |              |                     |             |
| Shell Path Regrading                           | -       | -            | 15,000              | 0%          |
| Wetland Maintenance                            | -       | -            | 158,900             | 0%          |
| Enhancement Area Maintenance                   | -       | -            | 86,400              | 0%          |
| Preserve Maintenance                           | -       | -            | -                   | N/A         |
| Creation Area Maintenance                      | -       | -            | 60,900              | 0%          |
| Green Way Maintenance                          | -       | -            | 27,600              | 0%          |
| Contingencies                                  | -       | -            | 9,520               | 0%          |
| Operating Supplies                             | -       | -            | -                   | N/A         |
| Capital Outlay                                 | -       | -            | -                   | N/A         |

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2024**

| Description  | October | Year to Date | Total Annual Budget | % of Budget |
|--|---------|--------------|---------------------|-------------|
| <b>Lorraine Road Maintenance</b>                   |         |              |                     |             |
| Professional Services                              |         |              |                     |             |
| Asset Management                                   | -       | -            | 28,600              | 0%          |
| SWFWMD Reporting Re-use System                     | -       | -            | 3,000               | 0%          |
| Utility Services                                   |         |              |                     |             |
| Electric - Street Lights                           | 580     | 580          | 10,000              | 6%          |
| Irrigation Water                                   | -       | -            | -                   | N/A         |
| Repairs and Maintenance                            |         |              |                     |             |
| Landscape Maintenance                              |         |              |                     |             |
| Periodic Maintenance                               | -       | -            | 396,000             | 0%          |
| Pressure Cleaning                                  | -       | -            | 15,000              | 0%          |
| Frost Damage                                       | -       | -            | -                   | N/A         |
| Vehicular Damage                                   | -       | -            | 8,000               | 0%          |
| Tree Trimming                                      | -       | -            | 25,000              | 0%          |
| Landscape Replacements                             | -       | -            | 24,000              | 0%          |
| Mulch Installation                                 | -       | -            | 40,000              | 0%          |
| Annuals  | -       | -            | 25,000              | 0%          |
| Roadway Lighting                                   | -       | -            | 5,000               | 0%          |
| Landscape Lighting                                 | -       | -            | -                   | N/A         |
| Fountain Services                                  | -       | -            | -                   | N/A         |
| Irrigation Repairs                                 | -       | -            | 5,000               | 0%          |
| Irrigation System - Line Distrib                   | -       | -            | -                   | N/A         |
| Irrigation System - Pump Station                   | -       | -            | -                   | N/A         |
| Contingencies                                      | -       | -            | 12,860              | 0%          |
| Operating Supplies                                 | -       | -            | -                   | N/A         |
| Capital Outlay                                     | -       | -            | -                   | N/A         |
| <b>Skye Ranch Rd, Lattimer, Luna Ln Maitenance</b> |         |              |                     |             |
| Periodic Maitenance                                | -       | -            | 100,000             | 0%          |

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2024**

| Description                           | October | Year to Date | Total Annual Budget | % of Budget |
|---------------------------------------|---------|--------------|---------------------|-------------|
| <b>Community Park</b>                 |         |              |                     |             |
| Professional Services                 |         |              |                     |             |
| Asset Management                      | -       | -            | 25,800              | 0%          |
| Park Staffing                         | -       | -            | 43,120              | 0%          |
| Utility Services                      |         |              |                     |             |
| Electric                              | -       | -            | -                   | N/A         |
| Water and Sewer                       | -       | -            | -                   | N/A         |
| Repairs and Maintenance               |         |              |                     |             |
| Sand Replacement                      | -       | -            | 2,000               | 0%          |
| Janitorial                            | -       | -            | 51,000              | 0%          |
| Landscape Maintenance                 | -       | -            | -                   | N/A         |
| Floritam Grass Areas                  | -       | -            | 49,000              | 0%          |
| Tree Trimming                         | -       | -            | -                   | N/A         |
| Bermuda Grass Area                    |         |              |                     |             |
| Mowing Area                           | -       | -            | 156,000             | 0%          |
| Agronomic Scope                       | -       | -            | -                   | N/A         |
| Aeration/Venticutting                 | -       | -            | 22,000              | 0%          |
| Topdressing                           | -       | -            | 10,100              | 0%          |
| Rye Seeding                           | -       | -            | 5,500               | 0%          |
| Bahai Maintenance                     |         |              |                     |             |
| Mowing/Edging and Weedeating          | -       | -            | -                   | N/A         |
| Bed Maintenance Services              | -       | -            | -                   | N/A         |
| Landscape Replacements                | -       | -            | 8,000               | 0%          |
| Maintenance Amenity Center            | -       | -            | -                   | N/A         |
| Mulch Installation                    | -       | -            | 7,500               | 0%          |
| Irrigation System - Wet Checks        | -       | -            | -                   | N/A         |
| Irrigation - Line Distribution System | -       | -            | 2,000               | 0%          |
| Snack Shack                           |         |              |                     |             |
| Utility Services                      |         |              |                     |             |
| Electric                              | 103     | 103          | 5,000               | 2%          |
| Water and Sewer                       | 150     | 150          | 4,000               | 4%          |
| Building Maintenance                  | -       | -            | 2,000               | 0%          |
| Miscellaneous Repairs                 | -       | -            | 5,000               | 0%          |
| Playground                            |         |              |                     |             |
| Miscellaneous Repairs                 | -       | -            | 8,000               | 0%          |
| Dog Park                              |         |              |                     |             |
| Miscellaneous Repairs                 | -       | -            | 5,000               | 0%          |
| Outdoor Sport Courts                  |         |              |                     |             |
| Miscellaneous Repairs                 | -       | -            | 3,500               | 0%          |
| Outdoor Sports Fields - Other         | -       | -            | 6,000               | 0%          |
| Hurricane Repairs                     | -       | -            | -                   | N/A         |
| Contingencies                         | -       | -            | 23,247              | 0%          |

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2024**

| Description                                | October           | Year to Date      | Total Annual Budget | % of Budget |
|--|-------------------|-------------------|---------------------|-------------|
| <b>Reserves</b>                            |                   |                   |                     |             |
| Extraordinary Capital/Operations           | -                 | -                 | 250,000             | N/A         |
| <b>Other Financing Uses</b>                |                   |                   |                     |             |
| Note Payable-TM to Fund FY 2022 Operations | -                 | -                 | -                   | N/A         |
| <b>Other Fees and Charges</b>              |                   |                   |                     |             |
| Discounts/Collection Fees                  | -                 | -                 | 155,874             | N/A         |
| <b>Sub-Total:</b>                          | <b>42,312</b>     | <b>42,312</b>     | <b>2,382,646</b>    | <b>2%</b>   |
| <b>Total Expenditures and Other Uses:</b>  |                   |                   |                     |             |
|  | <b>\$ 42,312</b>  | <b>\$ 42,312</b>  | <b>\$ 2,382,646</b> | <b>2%</b>   |
|  |                   |                   |                     |             |
| Net Increase/ (Decrease) in Fund Balance   | (42,307)          | (42,307)          | -                   |             |
| Fund Balance - Beginning                   | 589,946           | 589,946           | 890,985             |             |
| <b>Fund Balance - Ending</b>               | <b>\$ 547,639</b> | <b>\$ 547,639</b> | <b>\$ 890,985</b>   |             |

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2019**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2024**

| Description                                       | October             | Year to Date        | Total Annual Budget | % of Budget |
|---|---------------------|---------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                  |                     |                     |                     |             |
| Carryforward                                      | \$ -                | \$ -                | \$ -                | N/A         |
| <b>Interest Income</b>                            |                     |                     |                     |             |
| Interest Account                                  | -                   | -                   | -                   | N/A         |
| Sinking Fund Account                              | -                   | -                   | -                   | N/A         |
| Reserve Account                                   | 1,969               | 1,969               | 22,697              | 9%          |
| Prepayment Account                                | -                   | -                   | -                   | N/A         |
| Revenue Account                                   | 2,231               | 2,231               | 23,410              | 10%         |
| Capitalized Interest Account                      | -                   | -                   | -                   | N/A         |
| <b>Special Assessments - Prepayments</b>          |                     |                     |                     |             |
| Special Assessments - On Roll                     | 2                   | 2                   | 1,022,652           | 0%          |
| Special Assessments - Off Roll                    | -                   | -                   | -                   | N/A         |
| Special Assessments - Prepayments                 | -                   | -                   | -                   | N/A         |
| <b>Debt Proceeds</b>                              |                     |                     |                     |             |
|   | -                   | -                   | -                   | N/A         |
| <b>Intragovernmental Transfer In</b>              |                     |                     |                     |             |
|   | -                   | -                   | -                   | N/A         |
| <b>Total Revenue and Other Sources:</b>           | <b>\$ 4,202</b>     | <b>\$ 4,202</b>     | <b>\$ 1,068,759</b> | <b>0%</b>   |
| <b>Expenditures and Other Uses</b>                |                     |                     |                     |             |
| <b>Debt Service</b>                               |                     |                     |                     |             |
| <b>Principal Debt Service - Mandatory</b>         |                     |                     |                     |             |
| Series 2019                                       | -                   | -                   | 355,000             | 0%          |
| <b>Principal Debt Service - Early Redemptions</b> |                     |                     |                     |             |
| Series 2019                                       | -                   | -                   | -                   | N/A         |
| <b>Interest Expense</b>                           |                     |                     |                     |             |
| Series 2019                                       | -                   | -                   | 601,260             | 0%          |
| <b>Operating Transfers Out (To Other Funds)</b>   |                     |                     |                     |             |
|   | -                   | -                   | -                   | N/A         |
| <b>Other Fees and Charges</b>                     |                     |                     |                     |             |
| Discounts for Early Payment                       | -                   | -                   | 66,906              | 0%          |
| <b>Total Expenditures and Other Uses:</b>         | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ 1,023,166</b> | <b>0%</b>   |
| Net Increase/ (Decrease) in Fund Balance          | 4,202               | 4,202               | 45,593              |             |
| Fund Balance - Beginning                          | 1,016,541           | 1,016,541           | 914,265             |             |
| <b>Fund Balance - Ending</b>                      | <b>\$ 1,020,743</b> | <b>\$ 1,020,743</b> | <b>\$ 959,858</b>   |             |

Prepared by:

**JPWARD and Associates, LLC**

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2022-1**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2024**

| Description                                       | October           | Year to Date      | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                  |                   |                   |                     |             |
| Carryforward                                      | \$ -              | \$ -              | \$ -                | N/A         |
| <b>Interest Income</b>                            |                   |                   |                     |             |
| Interest Account                                  | -                 | -                 | -                   | N/A         |
| Sinking Fund Account                              | -                 | -                 | -                   | N/A         |
| Reserve Account                                   | 352               | 352               | 4,050               | 9%          |
| Prepayment Account                                | -                 | -                 | -                   | N/A         |
| Revenue Account                                   | 1                 | 1                 | -                   | N/A         |
| Capitalized Interest Account                      | 9                 | 9                 | -                   | N/A         |
| <b>Special Assessments - Prepayments</b>          |                   |                   |                     |             |
| Special Assessments - On Roll                     | -                 | -                 | 183,003             | 0%          |
| Special Assessments - Off Roll                    | -                 | -                 | -                   | N/A         |
| Special Assessments - Prepayments                 | -                 | -                 | -                   | N/A         |
| <b>Debt Proceeds</b>                              |                   |                   |                     |             |
|   | -                 | -                 | -                   | N/A         |
| <b>Intragovernmental Transfer In</b>              |                   |                   |                     |             |
|   | -                 | -                 | -                   | N/A         |
| <b>Total Revenue and Other Sources:</b>           | <b>\$ 362</b>     | <b>\$ 362</b>     | <b>\$ 187,053</b>   | <b>0%</b>   |
| <b>Expenditures and Other Uses</b>                |                   |                   |                     |             |
| <b>Debt Service</b>                               |                   |                   |                     |             |
| <b>Principal Debt Service - Mandatory</b>         |                   |                   |                     |             |
| Series 2022-1                                     | -                 | -                 | 35,000              | 0%          |
| <b>Principal Debt Service - Early Redemptions</b> |                   |                   |                     |             |
| Series 2022-1                                     | -                 | -                 | -                   | N/A         |
| <b>Interest Expense</b>                           |                   |                   |                     |             |
| Series 2022-1                                     | -                 | -                 | 135,598             | 0%          |
| <b>Operating Transfers Out (To Other Funds)</b>   |                   |                   |                     |             |
|   | -                 | -                 | -                   | N/A         |
| <b>Other Fees and Charges</b>                     |                   |                   |                     |             |
| Discounts for Early Payment                       | -                 | -                 | 8,007               | 0%          |
| <b>Total Expenditures and Other Uses:</b>         | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ 178,605</b>   | <b>0%</b>   |
| Net Increase/ (Decrease) in Fund Balance          | 362               | 362               | 8,448               |             |
| Fund Balance - Beginning                          | 177,774           | 177,774           | 277,923             |             |
| <b>Fund Balance - Ending</b>                      | <b>\$ 178,137</b> | <b>\$ 178,137</b> | <b>\$ 286,371</b>   |             |

Prepared by:

**JWARD and Associates, LLC**



**LT Ranch Community Development District**  
**Debt Service Fund - Series 2022-2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2024**

| Description                                       | October           | Year to Date      | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                  |                   |                   |                     |             |
| <b>Carryforward</b>                               | \$ -              | \$ -              | \$ -                | N/A         |
| <b>Interest Income</b>                            |                   |                   |                     |             |
| Interest Account                                  | -                 | -                 | -                   | N/A         |
| Sinking Fund Account                              | -                 | -                 | -                   | N/A         |
| Reserve Account                                   | 1,899             | 1,899             | 21,855              | 9%          |
| Prepayment Account                                | -                 | -                 | -                   | N/A         |
| Revenue Account                                   | 2                 | 2                 | -                   | N/A         |
| Capitalized Interest Account                      | 1                 | 1                 | 6,250               | 0%          |
| <b>Special Assessments - Prepayments</b>          |                   |                   |                     |             |
| Special Assessments - On Roll                     | 2                 | 2                 | 986,847             | 0%          |
| Special Assessments - Off Roll                    | -                 | -                 | -                   | N/A         |
| Special Assessments - Prepayments                 | -                 | -                 | -                   | N/A         |
| <b>Debt Proceeds</b>                              | -                 | -                 | -                   | N/A         |
| <b>Intragovernmental Transfer In</b>              | -                 | -                 | -                   | N/A         |
| <b>Total Revenue and Other Sources:</b>           | <b>\$ 1,905</b>   | <b>\$ 1,905</b>   | <b>\$ 1,014,952</b> | <b>0%</b>   |
| <b>Expenditures and Other Uses</b>                |                   |                   |                     |             |
| <b>Debt Service</b>                               |                   |                   |                     |             |
| <b>Principal Debt Service - Mandatory</b>         |                   |                   |                     |             |
| Series 2022-2                                     | -                 | -                 | 195,000             | 0%          |
| <b>Principal Debt Service - Early Redemptions</b> |                   |                   |                     |             |
| Series 2022-2                                     | -                 | -                 | -                   | N/A         |
| <b>Interest Expense</b>                           |                   |                   |                     |             |
| Series 2022-2                                     | -                 | -                 | 725,895             | 0%          |
| <b>Operating Transfers Out (To Other Funds)</b>   | -                 | -                 | -                   | N/A         |
| <b>Other Fees and Charges</b>                     |                   |                   |                     |             |
| Discounts for Early Payment                       | -                 | -                 | 65,785              | 0%          |
| <b>Total Expenditures and Other Uses:</b>         | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ 986,680</b>   | <b>0%</b>   |
| Net Increase/ (Decrease) in Fund Balance          | 1,905             | 1,905             | 28,272              |             |
| Fund Balance - Beginning                          | 914,156           | 914,156           | 1,412,538           |             |
| <b>Fund Balance - Ending</b>                      | <b>\$ 916,060</b> | <b>\$ 916,060</b> | <b>\$ 1,440,810</b> |             |

Prepared by:

**JPWARD and Associates, LLC**

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2024**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2024**

| Description                                       | October           | Year to Date      | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                  |                   |                   |                     |             |
| Carryforward                                      | \$ -              | \$ -              | \$ 204,473          | 0%          |
| <b>Interest Income</b>                            |                   |                   |                     |             |
| Interest Account                                  | -                 | -                 | -                   | N/A         |
| Sinking Fund Account                              | -                 | -                 | -                   | N/A         |
| Reserve Account                                   | 1,113             | 1,113             | -                   | N/A         |
| Prepayment Account                                | -                 | -                 | -                   | N/A         |
| Revenue Account                                   | -                 | -                 | -                   | N/A         |
| Capitalized Interest Account                      | 877               | 877               | -                   | N/A         |
| <b>Special Assessments - Prepayments</b>          |                   |                   |                     |             |
| Special Assessments - On Roll                     | 1                 | 1                 | 575,619             | 0%          |
| Special Assessments - Off Roll                    | -                 | -                 | -                   | N/A         |
| Special Assessments - Prepayments                 | -                 | -                 | -                   | N/A         |
| <b>Debt Proceeds</b>                              |                   |                   |                     |             |
|   | -                 | -                 | -                   | N/A         |
| <b>Intragovernmental Transfer In</b>              |                   |                   |                     |             |
|   | -                 | -                 | -                   | N/A         |
| <b>Total Revenue and Other Sources:</b>           | <b>\$ 1,991</b>   | <b>\$ 1,991</b>   | <b>\$ 780,092</b>   | <b>0%</b>   |
| <b>Expenditures and Other Uses</b>                |                   |                   |                     |             |
| <b>Debt Service</b>                               |                   |                   |                     |             |
| <b>Principal Debt Service - Mandatory</b>         |                   |                   |                     |             |
| Series 2022-2                                     | -                 | -                 | 110,000             | 0%          |
| <b>Principal Debt Service - Early Redemptions</b> |                   |                   |                     |             |
| Series 2022-2                                     | -                 | -                 | -                   | N/A         |
| <b>Interest Expense</b>                           |                   |                   |                     |             |
| Series 2022-2                                     | -                 | -                 | 419,708             | 0%          |
| <b>Operating Transfers Out (To Other Funds)</b>   |                   |                   |                     |             |
|   | -                 | -                 | -                   | N/A         |
| <b>Other Fees and Charges</b>                     |                   |                   |                     |             |
| Discounts for Early Payment                       | -                 | -                 | 37,080              | 0%          |
| <b>Total Expenditures and Other Uses:</b>         | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ 566,788</b>   | <b>0%</b>   |
| Net Increase/ (Decrease) in Fund Balance          | 1,991             | 1,991             | 213,304             |             |
| Fund Balance - Beginning                          | 481,220           | 481,220           | 473,434             |             |
| <b>Fund Balance - Ending</b>                      | <b>\$ 483,211</b> | <b>\$ 483,211</b> | <b>\$ 686,738</b>   |             |

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 October 31, 2024**

| Description                                      | October            | Year to Date       | Total Annual Budget | % of Budget |
|--|--------------------|--------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                 |                    |                    |                     |             |
| <b>Carryforward</b>                              | \$ -               | \$ -               | \$ -                | N/A         |
| <b>Interest Income</b>                           |                    |                    |                     |             |
| Construction Account                             | 2                  | 2                  | -                   | N/A         |
| Cost of Issuance                                 | -                  | -                  | -                   | N/A         |
| <b>Debt Proceeds</b>                             | -                  | -                  | -                   | N/A         |
| <b>Developer Contributions</b>                   | -                  | -                  | -                   | N/A         |
| <b>Operating Transfers In (From Other Funds)</b> | -                  | -                  | -                   | N/A         |
| <b>Total Revenue and Other Sources:</b>          | <u>\$ 2</u>        | <u>\$ 2</u>        | <u>\$ -</u>         | <u>N/A</u>  |
| <b>Expenditures and Other Uses</b>               |                    |                    |                     |             |
| <b>Executive</b>                                 |                    |                    |                     |             |
| Professional Management                          | -                  | -                  | -                   | N/A         |
| <b>Other Contractual Services</b>                |                    |                    |                     |             |
| Trustee Services                                 | -                  | -                  | -                   | N/A         |
| <b>Printing &amp; Binding</b>                    | -                  | -                  | -                   | N/A         |
| <b>Capital Outlay</b>                            |                    |                    |                     |             |
| Water-Sewer Combination                          | -                  | -                  | -                   | N/A         |
| Stormwater Management                            | -                  | -                  | -                   | N/A         |
| Landscaping                                      | -                  | -                  | -                   | N/A         |
| Roadway Improvement                              | -                  | -                  | -                   | N/A         |
| <b>Cost of Issuance</b>                          |                    |                    |                     |             |
| Legal - Series 2019 Bonds                        | -                  | -                  | -                   | N/A         |
| <b>Underwriter's Discount</b>                    | -                  | -                  | -                   | N/A         |
| <b>Operating Transfers Out (To Other Funds)</b>  | -                  | -                  | -                   | N/A         |
| <b>Total Expenditures and Other Uses:</b>        | <u>\$ -</u>        | <u>\$ -</u>        | <u>\$ -</u>         | <u>N/A</u>  |
| <br>   |                    |                    |                     |             |
| Net Increase/ (Decrease) in Fund Balance         | \$ 2               | \$ 2               | \$ -                |             |
| Fund Balance - Beginning                         | \$ (53,609)        | \$ (53,609)        | \$ -                |             |
| <b>Fund Balance - Ending</b>                     | <u>\$ (53,607)</u> | <u>\$ (53,607)</u> | <u>\$ -</u>         |             |

Prepared by:

**JPWARD and Associates, LLC**

**LT Ranch Community Development District**  
**Capital Projects Fund - Series 2022-1**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2024**

| Description                                      | October          | Year to Date     | Total Annual Budget | % of Budget |
|--|------------------|------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                 |                  |                  |                     |             |
| <b>Carryforward</b>                              | \$ -             | \$ -             | \$ -                | N/A         |
| <b>Interest Income</b>                           |                  |                  |                     |             |
| Construction Account                             | -                | -                | -                   | N/A         |
| Cost of Issuance                                 | -                | -                | -                   | N/A         |
| <b>Debt Proceeds</b>                             | -                | -                | -                   | N/A         |
| <b>Developer Contributions</b>                   | -                | -                | -                   | N/A         |
| <b>Operating Transfers In (From Other Funds)</b> | -                | -                | -                   | N/A         |
| <b>Total Revenue and Other Sources:</b>          | <u>\$ -</u>      | <u>\$ -</u>      | <u>\$ -</u>         | <u>N/A</u>  |
| <b>Expenditures and Other Uses</b>               |                  |                  |                     |             |
| <b>Executive</b>                                 |                  |                  |                     |             |
| Professional Management                          | -                | -                | -                   | N/A         |
| <b>Other Contractual Services</b>                |                  |                  |                     |             |
| Trustee Services                                 | -                | -                | -                   | N/A         |
| <b>Printing &amp; Binding</b>                    | -                | -                | -                   | N/A         |
| <b>Capital Outlay</b>                            |                  |                  |                     |             |
| Water-Sewer Combination                          | -                | -                | -                   | N/A         |
| Stormwater Management                            | -                | -                | -                   | N/A         |
| Landscaping                                      | -                | -                | -                   | N/A         |
| Roadway Improvement                              | -                | -                | -                   | N/A         |
| <b>Cost of Issuance</b>                          |                  |                  |                     |             |
| Legal - Series 2022-1 Bonds                      | -                | -                | -                   | N/A         |
| <b>Underwriter's Discount</b>                    | -                | -                | -                   | N/A         |
| <b>Operating Transfers Out (To Other Funds)</b>  | -                | -                | -                   | N/A         |
| <b>Total Expenditures and Other Uses:</b>        | <u>\$ -</u>      | <u>\$ -</u>      | <u>\$ -</u>         | <u>N/A</u>  |
| <br>   |                  |                  |                     |             |
| Net Increase/ (Decrease) in Fund Balance         | \$ -             | \$ -             | \$ -                |             |
| Fund Balance - Beginning                         | \$ 19,757        | \$ 19,757        | \$ -                |             |
| <b>Fund Balance - Ending</b>                     | <u>\$ 19,757</u> | <u>\$ 19,757</u> | <u>\$ -</u>         |             |

Prepared by:

**JPWARD and Associates, LLC**

**LT Ranch Community Development District**  
**Capital Projects Fund - Series 2022-2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2024**

| Description                                      | October          | Year to Date     | Total Annual Budget | % of Budget |
|--|------------------|------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                 |                  |                  |                     |             |
| <b>Carryforward</b>                              | \$ -             | \$ -             | \$ -                | N/A         |
| <b>Interest Income</b>                           |                  |                  |                     |             |
| Construction Account                             | -                | -                | -                   | N/A         |
| Cost of Issuance                                 | -                | -                | -                   | N/A         |
| <b>Debt Proceeds</b>                             | -                | -                | -                   | N/A         |
| <b>Developer Contributions</b>                   | -                | -                | -                   | N/A         |
| <b>Operating Transfers In (From Other Funds)</b> | -                | -                | -                   | N/A         |
| <b>Total Revenue and Other Sources:</b>          | <u>\$ -</u>      | <u>\$ -</u>      | <u>\$ -</u>         | <u>N/A</u>  |
| <b>Expenditures and Other Uses</b>               |                  |                  |                     |             |
| <b>Executive</b>                                 |                  |                  |                     |             |
| Professional Management                          | -                | -                | -                   | N/A         |
| <b>Other Contractual Services</b>                |                  |                  |                     |             |
| Trustee Services                                 | -                | -                | -                   | N/A         |
| <b>Printing &amp; Binding</b>                    | -                | -                | -                   | N/A         |
| <b>Capital Outlay</b>                            |                  |                  |                     |             |
| Water-Sewer Combination                          | -                | -                | -                   | N/A         |
| Stormwater Management                            | -                | -                | -                   | N/A         |
| Landscaping                                      | -                | -                | -                   | N/A         |
| Roadway Improvement                              | -                | -                | -                   | N/A         |
| <b>Cost of Issuance</b>                          |                  |                  |                     |             |
| Legal - Series 2022-2 Bonds                      | -                | -                | -                   | N/A         |
| <b>Underwriter's Discount</b>                    | -                | -                | -                   | N/A         |
| <b>Operating Transfers Out (To Other Funds)</b>  | -                | -                | -                   | N/A         |
| <b>Total Expenditures and Other Uses:</b>        | <u>\$ -</u>      | <u>\$ -</u>      | <u>\$ -</u>         | <u>N/A</u>  |
| <br>   |                  |                  |                     |             |
| Net Increase/ (Decrease) in Fund Balance         | \$ -             | \$ -             | \$ -                |             |
| Fund Balance - Beginning                         | \$ 61,353        | \$ 61,353        | \$ -                |             |
| <b>Fund Balance - Ending</b>                     | <u>\$ 61,353</u> | <u>\$ 61,353</u> | <u>\$ -</u>         |             |

Prepared by:

**JPWARD and Associates, LLC**

**LT Ranch Community Development District**  
**Capital Projects Fund - Series 2024**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2024**

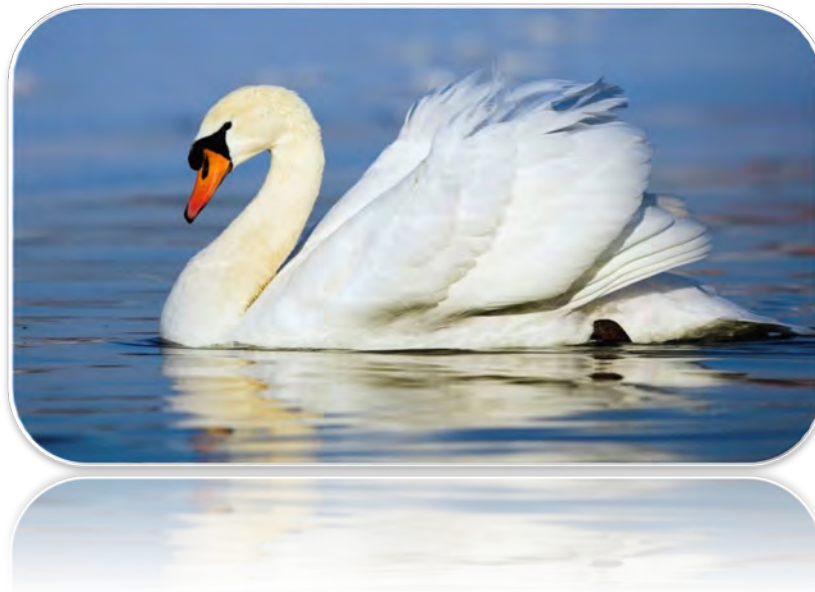
| Description                                      | October               | Year to Date          | Total Annual Budget | % of Budget |
|--|-----------------------|-----------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                 |                       |                       |                     |             |
| Carryforward                                     | \$ -                  | \$ -                  | \$ -                | N/A         |
| <b>Interest Income</b>                           |                       |                       |                     |             |
| Construction Account                             | -                     | -                     | -                   | N/A         |
| Cost of Issuance                                 | 7                     | 7                     | -                   | N/A         |
| <b>Debt Proceeds</b>                             | -                     | -                     | -                   | N/A         |
| <b>Developer Contributions</b>                   | -                     | -                     | -                   | N/A         |
| <b>Operating Transfers In (From Other Funds)</b> | -                     | -                     | -                   | N/A         |
| <b>Total Revenue and Other Sources:</b>          | <u>\$ 7</u>           | <u>\$ 7</u>           | <u>\$ -</u>         | <u>N/A</u>  |
| <b>Expenditures and Other Uses</b>               |                       |                       |                     |             |
| <b>Executive</b>                                 |                       |                       |                     |             |
| Professional Management                          | -                     | -                     | -                   | N/A         |
| <b>Other General Government Services</b>         |                       |                       |                     |             |
| Engineering Services                             | -                     | -                     | -                   | N/A         |
| <b>Other Contractual Services</b>                |                       |                       |                     |             |
| Trustee Services                                 | -                     | -                     | -                   | N/A         |
| <b>Printing &amp; Binding</b>                    | -                     | -                     | -                   | N/A         |
| <b>Capital Outlay</b>                            |                       |                       |                     |             |
| Water-Sewer Combination                          | -                     | -                     | -                   | N/A         |
| Stormwater Management                            | -                     | -                     | -                   | N/A         |
| Landscaping                                      | -                     | -                     | -                   | N/A         |
| Roadway Improvement                              | -                     | -                     | -                   | N/A         |
| <b>Cost of Issuance</b>                          |                       |                       |                     |             |
| Legal - Series 2024 Bonds                        | -                     | -                     | -                   | N/A         |
| <b>Underwriter's Discount</b>                    | -                     | -                     | -                   | N/A         |
| <b>Operating Transfers Out (To Other Funds)</b>  | -                     | -                     | -                   | N/A         |
| <b>Total Expenditures and Other Uses:</b>        | <u>\$ -</u>           | <u>\$ -</u>           | <u>\$ -</u>         | <u>N/A</u>  |
| Net Increase/ (Decrease) in Fund Balance         | \$ 7                  | \$ 7                  | \$ -                |             |
| Fund Balance - Beginning                         | \$ (1,291,554)        | \$ (1,291,554)        | \$ -                |             |
| <b>Fund Balance - Ending</b>                     | <u>\$ (1,291,547)</u> | <u>\$ (1,291,547)</u> | <u>\$ -</u>         |             |

Prepared by:

**JPWARD and Associates, LLC**

# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - NOVEMBER 2024

FISCAL YEAR 2025

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PREPARED BY:

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

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

*LT Ranch Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308



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

|   | Governmental Funds |                   |                   |                   |                   |                       |                  |                  |                  |             |               | Account Groups            |                         | Totals<br>(Memorandum<br>Only) |             |             |                      |
|---|--------------------|-------------------|-------------------|-------------------|-------------------|-----------------------|------------------|------------------|------------------|-------------|---------------|---------------------------|-------------------------|--------------------------------|-------------|-------------|----------------------|
|   | Debt Service Funds |                   |                   |                   |                   | Capital Project Funds |                  |                  |                  |             | Lorraine Road | General Long<br>Term Debt | General Fixed<br>Assets |                                |             |             |                      |
|   | General Fund       | Series 2019       | Series 2022-1     | Series 2022-2     | Series 2024       | Series 2019           | Series 2022-1    | Series 2022-2    | Series 2024      |             |               |                           |                         |                                |             |             |                      |
| <b>Assets</b>   |                    |                   |                   |                   |                   |                       |                  |                  |                  |             |               |                           |                         |                                |             |             |                      |
| <b>Cash and Investments</b>                                     |                    |                   |                   |                   |                   |                       |                  |                  |                  |             |               |                           |                         |                                |             |             |                      |
| General Fund - Invested Cash                                    | \$ 707,900         | \$ -              | \$ -              | \$ -              | \$ -              | \$ -                  | \$ -             | \$ -             | \$ -             | \$ -        | \$ -          | \$ -                      | \$ -                    | \$ -                           | \$ -        | \$ -        | \$ 707,900           |
| <b>Debt Service Fund</b>  |                    |                   |                   |                   |                   |                       |                  |                  |                  |             |               |                           |                         |                                |             |             |                      |
| Interest Account  | -                  | -                 | -                 | -                 | -                 | -                     | -                | -                | -                | -           | -             | -                         | -                       | -                              | -           | -           | -                    |
| Sinking Account   | -                  | -                 | -                 | -                 | -                 | -                     | -                | -                | -                | -           | -             | -                         | -                       | -                              | -           | -           | -                    |
| Reserve Account   | -                  | 475,650           | 85,090            | 459,173           | 268,961           | -                     | -                | -                | -                | -           | -             | -                         | -                       | -                              | -           | -           | 1,288,873            |
| Revenue Account   | -                  | 248,647           | 25,248            | 95,786            | -                 | -                     | -                | -                | -                | -           | -             | -                         | -                       | -                              | -           | -           | 369,680              |
| Capitalized Interest  | -                  | -                 | 353               | 1                 | -                 | -                     | -                | -                | -                | -           | -             | -                         | -                       | -                              | -           | -           | 354                  |
| Prepayment Account  | -                  | 500               | -                 | -                 | -                 | -                     | -                | -                | -                | -           | -             | -                         | -                       | -                              | -           | -           | 500                  |
| Construction Account  | -                  | -                 | -                 | -                 | -                 | 406                   | 10               | -                | -                | 13,328      | -             | -                         | -                       | -                              | -           | -           | 13,743               |
| Cost of Issuance Account  | -                  | -                 | -                 | -                 | -                 | -                     | -                | -                | -                | -           | -             | -                         | -                       | -                              | -           | -           | -                    |
| <b>Due from Other Funds</b>                                     |                    |                   |                   |                   |                   |                       |                  |                  |                  |             |               |                           |                         |                                |             |             |                      |
| General Fund  | -                  | 66,705            | 12,222            | 64,285            | 37,578            | -                     | -                | -                | -                | -           | -             | -                         | -                       | -                              | -           | -           | 180,791              |
| Debt Service Fund(s)  | -                  | -                 | -                 | -                 | -                 | -                     | -                | -                | -                | -           | -             | -                         | -                       | -                              | -           | -           | -                    |
| Due from Capital Projects Fund                                  | -                  | -                 | -                 | -                 | -                 | -                     | -                | -                | -                | -           | -             | -                         | -                       | -                              | -           | -           | -                    |
| <b>Accounts Receivable</b>                                      | 224                | -                 | -                 | -                 | -                 | -                     | -                | -                | -                | -           | -             | -                         | -                       | -                              | -           | -           | 224                  |
| <b>Other Assets - Current</b>                                   | -                  | -                 | -                 | -                 | -                 | -                     | -                | -                | -                | -           | -             | -                         | -                       | -                              | -           | -           | -                    |
| <b>Other Assets - Non-Current</b>                               | 5,346              | -                 | -                 | -                 | -                 | -                     | -                | -                | -                | -           | -             | -                         | -                       | -                              | -           | -           | 5,346                |
| <b>Prepaid Expenses</b>   | -                  | -                 | -                 | -                 | -                 | -                     | -                | -                | -                | -           | -             | -                         | -                       | -                              | -           | -           | -                    |
| <b>Unamortized Prem/Discount on Bonds Payable</b>               | -                  | -                 | -                 | -                 | -                 | -                     | 19,747           | 61,353           | -                | -           | -             | -                         | -                       | -                              | -           | -           | 81,100               |
| <b>Amount Available in Debt Service Funds</b>                   | -                  | -                 | -                 | -                 | -                 | -                     | -                | -                | -                | -           | -             | -                         | 1,533,659               | -                              | -           | -           | 1,533,659            |
| <b>Amount to be Provided by Debt Service Funds</b>              | -                  | -                 | -                 | -                 | -                 | -                     | -                | -                | -                | -           | -             | -                         | 37,006,341              | -                              | -           | -           | 37,006,341           |
| <b>Investment in General Fixed Assets (net of depreciation)</b> | -                  | -                 | -                 | -                 | -                 | -                     | -                | -                | -                | -           | -             | -                         | -                       | -                              | 13,954,303  | -           | 13,954,303           |
| <b>Total Assets</b>   | <b>\$ 713,470</b>  | <b>\$ 791,501</b> | <b>\$ 122,913</b> | <b>\$ 619,245</b> | <b>\$ 306,539</b> | <b>\$ 406</b>         | <b>\$ 19,757</b> | <b>\$ 61,353</b> | <b>\$ 13,328</b> | <b>\$ -</b> | <b>\$ -</b>   | <b>\$ -</b>               | <b>\$ 38,540,000</b>    | <b>\$ 13,954,303</b>           | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 55,142,814</b> |

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

|   | Governmental Funds |                   |                   |                   |                   |                       |                  |                  |                       |                     |               | Account Groups         |                      | Totals<br>(Memorandum Only) |             |             |                      |
|---|--------------------|-------------------|-------------------|-------------------|-------------------|-----------------------|------------------|------------------|-----------------------|---------------------|---------------|------------------------|----------------------|-----------------------------|-------------|-------------|----------------------|
|   | Debt Service Funds |                   |                   |                   |                   | Capital Project Funds |                  |                  |                       |                     | Lorraine Road | General Long Term Debt | General Fixed Assets |                             |             |             |                      |
|   | General Fund       | Series 2019       | Series 2022-1     | Series 2022-2     | Series 2024       | Series 2019           | Series 2022-1    | Series 2022-2    | Series 2024           |                     |               |                        |                      |                             |             |             |                      |
| <b>Liabilities</b>                                      |                    |                   |                   |                   |                   |                       |                  |                  |                       |                     |               |                        |                      |                             |             |             |                      |
| <b>Accounts Payable &amp; Payroll Liabilities</b>       | \$ -               | \$ -              | \$ -              | \$ -              | \$ -              | \$ -                  | \$ -             | \$ -             | \$ -                  | \$ -                | \$ -          | \$ -                   | \$ -                 | \$ -                        | \$ -        | \$ -        | \$ -                 |
| <b>Due to Developer</b>                                 | 6,480              | -                 | -                 | -                 | -                 | -                     | -                | -                | -                     | 1,293,146           | -             | -                      | -                    | -                           | -           | -           | 1,299,626            |
| <b>Due to Other Funds</b>                               |                    |                   |                   |                   |                   |                       |                  |                  |                       |                     |               |                        |                      |                             |             |             |                      |
| General Fund  | -                  | -                 | -                 | -                 | -                 | -                     | -                | -                | -                     | -                   | 224           | -                      | -                    | -                           | -           | -           | 224                  |
| Debt Service Fund(s)                                    | 180,791            | -                 | -                 | -                 | -                 | -                     | -                | -                | -                     | -                   | -             | -                      | -                    | -                           | -           | -           | 180,791              |
| <b>Bonds Payable</b>                                    |                    |                   |                   |                   |                   |                       |                  |                  |                       |                     |               |                        |                      |                             |             |             |                      |
| Current Portion (Due within 12 months)                  |                    |                   |                   |                   |                   |                       |                  |                  |                       |                     |               |                        |                      |                             |             |             |                      |
| Series 2019   | -                  | -                 | -                 | -                 | -                 | -                     | -                | -                | -                     | -                   | -             | 355,000                | -                    | -                           | -           | -           | 355,000              |
| Series 2022-1   | -                  | -                 | -                 | -                 | -                 | -                     | -                | -                | -                     | -                   | -             | 35,000                 | -                    | -                           | -           | -           | 35,000               |
| Series 2022-2   | -                  | -                 | -                 | -                 | -                 | -                     | -                | -                | -                     | -                   | -             | 195,000                | -                    | -                           | -           | -           | 195,000              |
| Series 2024   | -                  | -                 | -                 | -                 | -                 | -                     | -                | -                | -                     | -                   | -             | 110,000                | -                    | -                           | -           | -           | 110,000              |
| Long Term   |                    |                   |                   |                   |                   |                       |                  |                  |                       |                     |               |                        |                      |                             |             |             |                      |
| Series 2019   | -                  | -                 | -                 | -                 | -                 | -                     | -                | -                | -                     | -                   | -             | 15,035,000             | -                    | -                           | -           | -           | 15,035,000           |
| Series 2022-1   | -                  | -                 | -                 | -                 | -                 | -                     | -                | -                | -                     | -                   | -             | 2,315,000              | -                    | -                           | -           | -           | 2,315,000            |
| Series 2022-2   | -                  | -                 | -                 | -                 | -                 | -                     | -                | -                | -                     | -                   | -             | 12,900,000             | -                    | -                           | -           | -           | 12,900,000           |
| Series 2024   | -                  | -                 | -                 | -                 | -                 | -                     | -                | -                | -                     | -                   | -             | \$7,595,000            | -                    | -                           | -           | -           | 7,595,000            |
| Unamortized Prem or (Disc) on Bds Pybl                  | -                  | -                 | -                 | -                 | -                 | -                     | 54,012           | -                | -                     | -                   | -             | -                      | -                    | -                           | -           | -           | 54,012               |
| <b>Total Liabilities</b>                                | <u>\$ 187,271</u>  | <u>\$ -</u>       | <u>\$ -</u>       | <u>\$ -</u>       | <u>\$ -</u>       | <u>\$ -</u>           | <u>\$ 54,012</u> | <u>\$ -</u>      | <u>\$ -</u>           | <u>\$ 1,293,146</u> | <u>\$ 224</u> | <u>\$ 38,540,000</u>   | <u>\$ -</u>          | <u>\$ -</u>                 | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 40,074,653</u> |
| <b>Fund Equity and Other Credits</b>                    |                    |                   |                   |                   |                   |                       |                  |                  |                       |                     |               |                        |                      |                             |             |             |                      |
| <b>Investment in General Fixed Assets</b>               | -                  | -                 | -                 | -                 | -                 | -                     | -                | -                | -                     | -                   | -             | -                      | -                    | -                           | 13,954,303  | -           | 13,954,303           |
| <b>Fund Balance</b>                                     |                    |                   |                   |                   |                   |                       |                  |                  |                       |                     |               |                        |                      |                             |             |             |                      |
| <b>Restricted</b>                                       |                    |                   |                   |                   |                   |                       |                  |                  |                       |                     |               |                        |                      |                             |             |             |                      |
| Beginning: October 1, 2024 (Unaudited)                  | -                  | 1,016,541         | 177,774           | 914,156           | 481,220           | (53,609)              | 19,757           | 61,353           | (1,291,554)           | -                   | -             | -                      | -                    | -                           | -           | -           | 1,325,637            |
| Results from Current Operations                         | -                  | (225,040)         | (54,861)          | (294,911)         | (174,681)         | 3                     | -                | -                | 11,735                | (224)               | -             | -                      | -                    | -                           | -           | -           | (737,978)            |
| <b>Unassigned</b>                                       |                    |                   |                   |                   |                   |                       |                  |                  |                       |                     |               |                        |                      |                             |             |             |                      |
| Beginning: October 1, 2024 (Unaudited)                  | 589,056            | -                 | -                 | -                 | -                 | -                     | -                | -                | -                     | -                   | -             | -                      | -                    | -                           | -           | -           | 589,056              |
| Results from Current Operations                         | (62,857)           | -                 | -                 | -                 | -                 | -                     | -                | -                | -                     | -                   | -             | -                      | -                    | -                           | -           | -           | (62,857)             |
| <b>Total Fund Equity and Other Credits</b>              | <u>\$ 526,199</u>  | <u>\$ 791,501</u> | <u>\$ 122,913</u> | <u>\$ 619,245</u> | <u>\$ 306,539</u> | <u>\$ (53,606)</u>    | <u>\$ 19,757</u> | <u>\$ 61,353</u> | <u>\$ (1,279,819)</u> | <u>\$ (224)</u>     | <u>\$ -</u>   | <u>\$ 13,954,303</u>   | <u>\$ -</u>          | <u>\$ -</u>                 | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 15,068,161</u> |
| <b>Total Liabilities, Fund Equity and Other Credits</b> | <u>\$ 713,470</u>  | <u>\$ 791,501</u> | <u>\$ 122,913</u> | <u>\$ 619,245</u> | <u>\$ 306,539</u> | <u>\$ 406</u>         | <u>\$ 19,757</u> | <u>\$ 61,353</u> | <u>\$ 13,328</u>      | <u>\$ -</u>         | <u>\$ -</u>   | <u>\$ 38,540,000</u>   | <u>\$ 13,954,303</u> | <u>\$ -</u>                 | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 55,142,814</u> |

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

| Description                                    | October     | November          | Year to Date      | Total Annual Budget | % of Budget |
|--|-------------|-------------------|-------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>               |             |                   |                   |                     |             |
| Carryforward                                   | \$ -        | \$ -              | \$ -              | \$ (162,626)        | 0%          |
| Cash Available Fund FY 2025 Operations         | -           | -                 | -                 | 65,419              | 0%          |
| <b>Interest</b>                                |             |                   |                   |                     |             |
| Interest - General Checking                    | -           | -                 | -                 | -                   | N/A         |
| <b>Special Assessment Revenue</b>              |             |                   |                   |                     |             |
| Special Assessments - On-Roll                  | 5           | 133,405           | 133,409           | 2,067,227           | 6%          |
| Special Assessments - Off-Roll                 | -           | -                 | -                 | -                   | N/A         |
| <b>Contributions Private Sources</b>           |             |                   |                   |                     |             |
| TM - Lorraine Rd Widening                      | -           | -                 | -                 | -                   | N/A         |
| Taylor Morrison                                | -           | -                 | -                 | -                   | N/A         |
| <b>Note Proceeds</b>                           |             |                   |                   |                     |             |
|  | -           | -                 | -                 | -                   | N/A         |
| <b>Developer Funding for Carryforward</b>      |             |                   |                   |                     |             |
|  | -           | -                 | -                 | 162,626             | 0%          |
| <b>Developer Funding - Initial Reserve</b>     |             |                   |                   |                     |             |
|  | -           | -                 | -                 | 250,000             | 0%          |
| <b>Intragovernmental Transfer In</b>           |             |                   |                   |                     |             |
|  | -           | -                 | -                 | -                   | N/A         |
| <b>Total Revenue and Other Sources:</b>        | <b>\$ 5</b> | <b>\$ 133,405</b> | <b>\$ 133,409</b> | <b>\$ 2,382,646</b> | <b>6%</b>   |
| <b>Expenditures and Other Uses</b>             |             |                   |                   |                     |             |
| <b>Executive</b>                               |             |                   |                   |                     |             |
| Professional Management                        | 4,167       | 4,167             | 8,333             | 50,000              | 17%         |
| <b>Financial and Administrative</b>            |             |                   |                   |                     |             |
| Audit Services                                 | -           | -                 | -                 | 5,900               | 0%          |
| Accounting Services                            | 2,250       | 2,250             | 4,500             | 27,000              | 17%         |
| Assessment Roll Services                       | 2,125       | 2,125             | 4,250             | 25,500              | 17%         |
| Arbitrage Rebate Services                      | -           | -                 | -                 | 1,500               | 0%          |
| <b>Other Current Charges &amp; Obligations</b> |             |                   |                   |                     |             |
| Sarasota County RE Tax                         | -           | 29                | 29                | -                   | N/A         |
| <b>Other Contractual Services</b>              |             |                   |                   |                     |             |
| Legal Advertising                              | -           | -                 | -                 | 2,000               | 0%          |
| Trustee Services                               | -           | -                 | -                 | 17,600              | 0%          |
| Dissemination Agent Services                   | -           | -                 | -                 | 8,000               | 0%          |
| Bond Amortization Schedules                    | -           | -                 | -                 | -                   | N/A         |
| Property Appraiser Fees                        | -           | -                 | -                 | -                   | N/A         |
| Bank Service Fees                              | -           | -                 | -                 | 600                 | 0%          |

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

| Description                                     | October | November | Year to Date | Total Annual Budget | % of Budget |
|---|---------|----------|--------------|---------------------|-------------|
| <b>Communications &amp; Freight Services</b>    |         |          |              |                     |             |
| Postage, Freight & Messenger                    | -       | -        | -            | 200                 | 0%          |
| <b>Computer Services - Website Development</b>  | -       | -        | -            | 2,000               | 0%          |
| <b>Insurance</b>                                | 27,316  | -        | 27,316       | 70,000              | 39%         |
| <b>Printing &amp; Binding</b>                   | -       | -        | -            | 400                 | 0%          |
| <b>Subscription &amp; Memberships</b>           | -       | 175      | 175          | 175                 | 100%        |
| <b>Rentals</b>                                  | -       | -        | -            | -                   | N/A         |
| <b>Legal Services</b>                           |         |          |              |                     |             |
| Legal - General Counsel                         | -       | -        | -            | 10,000              | 0%          |
| Legal - Series 2019 Bonds                       | -       | -        | -            | -                   | N/A         |
| Legal - Series 2022-1 Bonds                     | -       | -        | -            | -                   | N/A         |
| Legal - Series 2022-2 Bonds                     | -       | -        | -            | -                   | N/A         |
| <b>Other General Government Services</b>        |         |          |              |                     |             |
| Engineering/ Field Services                     | -       | -        | -            | 7,500               | 0%          |
| Stormwater Needs Analysis                       | -       | -        | -            | -                   | N/A         |
| TM - Lorraine Rd Widening                       | -       | -        | -            | -                   | N/A         |
| NPDES   | -       | -        | -            | -                   | N/A         |
| Contingencies                                   | -       | -        | -            | -                   | N/A         |
| Other Current Charges                           | -       | -        | -            | -                   | N/A         |
| <b>Emergency &amp; Disaster Relief Services</b> |         |          |              |                     |             |
| Hurricane Milton                                | 3,465   | 48,917   | 52,382       | -                   | N/A         |
| <b>Conservation and Resource MGMT</b>           |         |          |              |                     |             |
| Re-Use System                                   |         |          |              |                     |             |
| Utility Services                                |         |          |              |                     |             |
| Electric Service                                | 55      | -        | 55           | -                   | N/A         |
| Re-Use Water (Sarasota County)                  | -       | 3,524    | 3,524        | 36,450              | 10%         |
| Repairs and Maintenance                         |         |          |              |                     |             |
| Irrigation System (Line Distribution)           | -       | -        | -            | 12,000              | 0%          |
| Irrigation System (Pump Station)                | -       | -        | -            | 16,000              | 0%          |

Prepared by:

**JPWARD and Associates, LLC**

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

| Description                                    | October | November | Year to Date | Total Annual Budget | % of Budget |
|--|---------|----------|--------------|---------------------|-------------|
| <b>Stormwater Management Services</b>          |         |          |              |                     |             |
| Lake, Lake Bank and Littoral Shelf Maintenance |         |          |              |                     |             |
| Professional Services                          |         |          |              |                     |             |
| Asset Management                               | -       | 4,767    | 4,767        | 57,200              | 8%          |
| Repairs and Maintenance                        |         |          |              |                     |             |
| Aquatic Weed Control                           | -       | -        | -            | 94,000              | 0%          |
| Littoral Shelf - Invasive Plant Control        | -       | 2,987    | 2,987        | -                   | N/A         |
| Lake Bank Maintenance                          | -       | 11,947   | 11,947       | -                   | N/A         |
| Detention Area Maintenance                     | -       | -        | -            | 4,200               | 0%          |
| Water Quality Testing                          | -       | -        | -            | -                   | N/A         |
| Littoral Shelf Planting                        | -       | -        | -            | 4,000               | 0%          |
| Control Structures, Catch Basins & Outfalls    | 2,100   | -        | 2,100        | 25,000              | 8%          |
| Preserve Services                              |         |          |              |                     |             |
| Shell Path Regrading                           | -       | -        | -            | 15,000              | 0%          |
| Wetland Maintenance                            | -       | 130      | 130          | 158,900             | 0%          |
| Enhancement Area Maintenance                   | -       | -        | -            | 86,400              | 0%          |
| Preserve Maintenance                           | -       | -        | -            | -                   | N/A         |
| Creation Area Maintenance                      | -       | -        | -            | 60,900              | 0%          |
| Green Way Maintenance                          | -       | -        | -            | 27,600              | 0%          |
| Contingencies                                  | -       | -        | -            | 9,520               | 0%          |
| Operating Supplies                             | -       | -        | -            | -                   | N/A         |
| Capital Outlay                                 | -       | -        | -            | -                   | N/A         |

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

| Description   | October | November | Year to Date | Total Annual Budget | % of Budget |
|---|---------|----------|--------------|---------------------|-------------|
| <b>Lorraine Road Maintenance</b>                    |         |          |              |                     |             |
| Professional Services                               |         |          |              |                     |             |
| Asset Management                                    | -       | 2,383    | 2,383        | 28,600              | 8%          |
| SWFWMD Reporting Re-use System                      | -       | -        | -            | 3,000               | 0%          |
| Utility Services                                    |         |          |              |                     |             |
| Electric - Street Lights                            | 580     | 562      | 1,142        | 10,000              | 11%         |
| Irrigation Water                                    | -       | -        | -            | -                   | N/A         |
| Repairs and Maintenance                             |         |          |              |                     |             |
| Landscape Maintenance                               |         |          |              |                     |             |
| Periodic Maintenance                                | -       | 22,899   | 22,899       | 396,000             | 6%          |
| Pressure Cleaning                                   | -       | -        | -            | 15,000              | 0%          |
| Frost Damage  | -       | -        | -            | -                   | N/A         |
| Vehicular Damage                                    | -       | -        | -            | 8,000               | 0%          |
| Tree Trimming                                       | -       | -        | -            | 25,000              | 0%          |
| Landscape Replacements                              | -       | -        | -            | 24,000              | 0%          |
| Mulch Installation                                  | -       | -        | -            | 40,000              | 0%          |
| Annuals   | -       | -        | -            | 25,000              | 0%          |
| Roadway Lighting                                    | -       | -        | -            | 5,000               | 0%          |
| Landscape Lighting                                  | -       | -        | -            | -                   | N/A         |
| Fountain Services                                   | -       | -        | -            | -                   | N/A         |
| Irrigation Repairs                                  | -       | 721      | 721          | 5,000               | 14%         |
| Irrigation System - Line Distrib                    | -       | -        | -            | -                   | N/A         |
| Irrigation System - Pump Station                    | -       | -        | -            | -                   | N/A         |
| Contingencies                                       | -       | -        | -            | 12,860              | 0%          |
| Operating Supplies                                  | -       | -        | -            | -                   | N/A         |
| Capital Outlay                                      | -       | -        | -            | -                   | N/A         |
| <b>Skye Ranch Rd, Lattimer, Luna Ln Maintenance</b> |         |          |              |                     |             |
| Periodic Maintenance                                | -       | 8,209    | 8,209        | 100,000             | 8%          |

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

| Description                           | October | November | Year to Date | Total Annual Budget | % of Budget |
|---------------------------------------|---------|----------|--------------|---------------------|-------------|
| <b>Community Park</b>                 |         |          |              |                     |             |
| Professional Services                 |         |          |              |                     |             |
| Asset Management                      | -       | 2,150    | 2,150        | 25,800              | 8%          |
| Park Staffing                         | -       | -        | -            | 43,120              | 0%          |
| Utility Services                      |         |          |              |                     |             |
| Electric                              | -       | -        | -            | -                   | N/A         |
| Water and Sewer                       | -       | -        | -            | -                   | N/A         |
| Repairs and Maintenance               |         |          |              |                     |             |
| Sand Replacement                      | -       | -        | -            | 2,000               | 0%          |
| Janitorial                            | -       | 3,980    | 3,980        | 51,000              | 8%          |
| Landscape Maintenance                 | -       | -        | -            | -                   | N/A         |
| Floratum Grass Areas                  | -       | 19,007   | 19,007       | 49,000              | 39%         |
| Tree Trimming                         | -       | -        | -            | -                   | N/A         |
| Bermuda Grass Area                    |         |          |              |                     |             |
| Mowing Area                           | -       | 4,900    | 4,900        | 156,000             | 3%          |
| Agronomic Scope                       | -       | 3,520    | 3,520        | -                   | N/A         |
| Aeration/Venticutting                 | -       | -        | -            | 22,000              | 0%          |
| Topdressing                           | -       | -        | -            | 10,100              | 0%          |
| Rye Seeding                           | -       | -        | -            | 5,500               | 0%          |
| Bahai Maintenance                     |         |          |              |                     |             |
| Mowing/Edging and Weedeating          | -       | -        | -            | -                   | N/A         |
| Bed Maintenance Services              | -       | -        | -            | -                   | N/A         |
| Landscape Replacements                | -       | -        | -            | 8,000               | 0%          |
| Maintenance Amenity Center            | -       | -        | -            | -                   | N/A         |
| Mulch Installation                    | -       | -        | -            | 7,500               | 0%          |
| Irrigation System - Wet Checks        | -       | 500      | 500          | -                   | N/A         |
| Irrigation - Line Distribution System | -       | 1,335    | 1,335        | 2,000               | 67%         |
| Snack Shack                           |         |          |              |                     |             |
| Utility Services                      |         |          |              |                     |             |
| Electric                              | 103     | 72       | 175          | 5,000               | 4%          |
| Water and Sewer                       | 150     | -        | 150          | 4,000               | 4%          |
| Building Maintenance                  | -       | -        | -            | 2,000               | 0%          |
| Miscellaneous Repairs                 | -       | -        | -            | 5,000               | 0%          |
| Playground                            |         |          |              |                     |             |
| Miscellaneous Repairs                 | -       | 400      | 400          | 8,000               | 5%          |
| Dog Park                              |         |          |              |                     |             |
| Miscellaneous Repairs                 | -       | -        | -            | 5,000               | 0%          |
| Outdoor Sport Courts                  |         |          |              |                     |             |
| Miscellaneous Repairs                 | -       | -        | -            | 3,500               | 0%          |
| Outdoor Sports Fields - Other         | -       | 2,300    | 2,300        | 6,000               | 38%         |
| Hurricane Repairs                     | -       | -        | -            | -                   | N/A         |
| Contingencies                         | -       | -        | -            | 23,247              | 0%          |

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

| Description                                | October           | November          | Year to Date      | Total Annual Budget | % of Budget |
|--|-------------------|-------------------|-------------------|---------------------|-------------|
| <b>Reserves</b>                            |                   |                   |                   |                     |             |
| Extraordinary Capital/Operations           | -                 | -                 | -                 | 250,000             | N/A         |
| <b>Other Financing Uses</b>                |                   |                   |                   |                     |             |
| Note Payable-TM to Fund FY 2022 Operations | -                 | -                 | -                 | -                   | N/A         |
| <b>Other Fees and Charges</b>              |                   |                   |                   |                     |             |
| Discounts/Collection Fees                  | -                 | -                 | -                 | 155,874             | N/A         |
| <b>Sub-Total:</b>                          | <b>42,312</b>     | <b>153,955</b>    | <b>196,267</b>    | <b>2,382,646</b>    | <b>8%</b>   |
| <b>Total Expenditures and Other Uses:</b>  | <b>\$ 42,312</b>  | <b>\$ 153,955</b> | <b>\$ 196,267</b> | <b>\$ 2,382,646</b> | <b>8%</b>   |
| Net Increase/ (Decrease) in Fund Balance   | (42,307)          | (20,550)          | (62,857)          | -                   |             |
| Fund Balance - Beginning                   | 589,056           | 546,749           | 589,056           | 890,985             |             |
| <b>Fund Balance - Ending</b>               | <b>\$ 546,749</b> | <b>\$ 526,199</b> | <b>\$ 526,199</b> | <b>\$ 890,985</b>   |             |



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

| Description                                       | October             | November          | Year to Date      | Total Annual Budget | % of Budget |
|---|---------------------|-------------------|-------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                  |                     |                   |                   |                     |             |
| <b>Carryforward</b>                               | \$ -                | \$ -              | \$ -              | \$ -                | N/A         |
| <b>Interest Income</b>                            |                     |                   |                   |                     |             |
| Interest Account                                  | -                   | -                 | -                 | -                   | N/A         |
| Sinking Fund Account                              | -                   | -                 | -                 | -                   | N/A         |
| Reserve Account                                   | 1,969               | 1,912             | 3,881             | 22,697              | 17%         |
| Prepayment Account                                | -                   | -                 | -                 | -                   | N/A         |
| Revenue Account                                   | 2,231               | 2,189             | 4,420             | 23,410              | 19%         |
| Capitalized Interest Account                      | -                   | -                 | -                 | -                   | N/A         |
| <b>Special Assessments - Prepayments</b>          |                     |                   |                   |                     |             |
| Special Assessments - On Roll                     | 2                   | 66,702            | 66,705            | 1,022,652           | 7%          |
| Special Assessments - Off Roll                    | -                   | -                 | -                 | -                   | N/A         |
| Special Assessments - Prepayments                 | -                   | -                 | -                 | -                   | N/A         |
| <b>Debt Proceeds</b>                              |                     |                   |                   |                     |             |
| -   | -                   | -                 | -                 | -                   | N/A         |
| <b>Intragovernmental Transfer In</b>              |                     |                   |                   |                     |             |
| -   | -                   | -                 | -                 | -                   | N/A         |
| <b>Total Revenue and Other Sources:</b>           | <b>\$ 4,202</b>     | <b>\$ 70,804</b>  | <b>\$ 75,005</b>  | <b>\$ 1,068,759</b> | <b>7%</b>   |
| <b>Expenditures and Other Uses</b>                |                     |                   |                   |                     |             |
| <b>Debt Service</b>                               |                     |                   |                   |                     |             |
| <b>Principal Debt Service - Mandatory</b>         |                     |                   |                   |                     |             |
| Series 2019                                       | -                   | -                 | -                 | 355,000             | 0%          |
| <b>Principal Debt Service - Early Redemptions</b> |                     |                   |                   |                     |             |
| Series 2019                                       | -                   | -                 | -                 | -                   | N/A         |
| <b>Interest Expense</b>                           |                     |                   |                   |                     |             |
| Series 2019                                       | -                   | 300,045           | 300,045           | 601,260             | 50%         |
| <b>Operating Transfers Out (To Other Funds)</b>   |                     |                   |                   |                     |             |
| -   | -                   | -                 | -                 | -                   | N/A         |
| <b>Other Fees and Charges</b>                     |                     |                   |                   |                     |             |
| Discounts for Early Payment                       | -                   | -                 | -                 | 66,906              | 0%          |
| <b>Total Expenditures and Other Uses:</b>         | <b>\$ -</b>         | <b>\$ 300,045</b> | <b>\$ 300,045</b> | <b>\$ 1,023,166</b> | <b>29%</b>  |
| Net Increase/ (Decrease) in Fund Balance          | 4,202               | (229,241)         | (225,040)         | 45,593              |             |
| Fund Balance - Beginning                          | 1,016,541           | 1,020,743         | 1,016,541         | 914,265             |             |
| <b>Fund Balance - Ending</b>                      | <b>\$ 1,020,743</b> | <b>\$ 791,501</b> | <b>\$ 791,501</b> | <b>\$ 959,858</b>   |             |

Prepared by:

**JWARD and Associates, LLC**

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

| Description                                       | October           | November          | Year to Date      | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|-------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                  |                   |                   |                   |                     |             |
| <b>Carryforward</b>                               | \$ -              | \$ -              | \$ -              | \$ -                | N/A         |
| <b>Interest Income</b>                            |                   |                   |                   |                     |             |
| Interest Account                                  | -                 | -                 | -                 | -                   | N/A         |
| Sinking Fund Account                              | -                 | -                 | -                 | -                   | N/A         |
| Reserve Account                                   | 352               | 342               | 694               | 4,050               | 17%         |
| Prepayment Account                                | -                 | -                 | -                 | -                   | N/A         |
| Revenue Account                                   | -                 | 1                 | 1                 | -                   | N/A         |
| Capitalized Interest Account                      | 9                 | 11                | 20                | -                   | N/A         |
| <b>Special Assessments - Prepayments</b>          |                   |                   |                   |                     |             |
| Special Assessments - On Roll                     | -                 | 12,222            | 12,222            | 183,003             | 7%          |
| Special Assessments - Off Roll                    | -                 | -                 | -                 | -                   | N/A         |
| Special Assessments - Prepayments                 | -                 | -                 | -                 | -                   | N/A         |
| <b>Debt Proceeds</b>                              |                   |                   |                   |                     |             |
| -   | -                 | -                 | -                 | -                   | N/A         |
| <b>Intragovernmental Transfer In</b>              |                   |                   |                   |                     |             |
| -   | -                 | -                 | -                 | -                   | N/A         |
| <b>Total Revenue and Other Sources:</b>           | <b>\$ 361</b>     | <b>\$ 12,576</b>  | <b>\$ 12,937</b>  | <b>\$ 187,053</b>   | <b>7%</b>   |
| <b>Expenditures and Other Uses</b>                |                   |                   |                   |                     |             |
| <b>Debt Service</b>                               |                   |                   |                   |                     |             |
| <b>Principal Debt Service - Mandatory</b>         |                   |                   |                   |                     |             |
| Series 2022-1                                     | -                 | -                 | -                 | 35,000              | 0%          |
| <b>Principal Debt Service - Early Redemptions</b> |                   |                   |                   |                     |             |
| Series 2022-1                                     | -                 | -                 | -                 | -                   | N/A         |
| <b>Interest Expense</b>                           |                   |                   |                   |                     |             |
| Series 2022-1                                     | -                 | 67,799            | 67,799            | 135,598             | 50%         |
| <b>Operating Transfers Out (To Other Funds)</b>   |                   |                   |                   |                     |             |
| -   | -                 | -                 | -                 | -                   | N/A         |
| <b>Other Fees and Charges</b>                     |                   |                   |                   |                     |             |
| Discounts for Early Payment                       | -                 | -                 | -                 | 8,007               | 0%          |
| <b>Total Expenditures and Other Uses:</b>         | <b>\$ -</b>       | <b>\$ 67,799</b>  | <b>\$ 67,799</b>  | <b>\$ 178,605</b>   | <b>38%</b>  |
| Net Increase/ (Decrease) in Fund Balance          | 361               | (55,223)          | (54,861)          | 8,448               |             |
| Fund Balance - Beginning                          | 177,774           | 178,136           | 177,774           | 277,923             |             |
| <b>Fund Balance - Ending</b>                      | <b>\$ 178,136</b> | <b>\$ 122,913</b> | <b>\$ 122,913</b> | <b>\$ 286,371</b>   |             |

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**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 November 30, 2024**

| Description                                       | October           | November          | Year to Date      | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|-------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                  |                   |                   |                   |                     |             |
| <b>Carryforward</b>                               | \$ -              | \$ -              | \$ -              | \$ -                | N/A         |
| <b>Interest Income</b>                            |                   |                   |                   |                     |             |
| Interest Account                                  | -                 | -                 | -                 | -                   | N/A         |
| Sinking Fund Account                              | -                 | -                 | -                 | -                   | N/A         |
| Reserve Account                                   | 1,899             | 1,846             | 3,746             | 21,855              | 17%         |
| Prepayment Account                                | -                 | -                 | -                 | -                   | N/A         |
| Revenue Account                                   | 2                 | 2                 | 4                 | -                   | N/A         |
| Capitalized Interest Account                      | 1                 | 1                 | 2                 | 6,250               | 0%          |
| <b>Special Assessments - Prepayments</b>          |                   |                   |                   |                     |             |
| Special Assessments - On Roll                     | 2                 | 64,283            | 64,285            | 986,847             | 7%          |
| Special Assessments - Off Roll                    | -                 | -                 | -                 | -                   | N/A         |
| Special Assessments - Prepayments                 | -                 | -                 | -                 | -                   | N/A         |
| <b>Debt Proceeds</b>                              |                   |                   |                   |                     |             |
| Intragovernmental Transfer In                     | -                 | -                 | -                 | -                   | N/A         |
| <b>Total Revenue and Other Sources:</b>           | <b>\$ 1,905</b>   | <b>\$ 66,132</b>  | <b>\$ 68,037</b>  | <b>\$ 1,014,952</b> | <b>7%</b>   |
| <b>Expenditures and Other Uses</b>                |                   |                   |                   |                     |             |
| <b>Debt Service</b>                               |                   |                   |                   |                     |             |
| <b>Principal Debt Service - Mandatory</b>         |                   |                   |                   |                     |             |
| Series 2022-2                                     | -                 | -                 | -                 | 195,000             | 0%          |
| <b>Principal Debt Service - Early Redemptions</b> |                   |                   |                   |                     |             |
| Series 2022-2                                     | -                 | -                 | -                 | -                   | N/A         |
| <b>Interest Expense</b>                           |                   |                   |                   |                     |             |
| Series 2022-2                                     | -                 | 362,948           | 362,948           | 725,895             | 50%         |
| <b>Operating Transfers Out (To Other Funds)</b>   |                   |                   |                   |                     |             |
| Other Fees and Charges                            | -                 | -                 | -                 | -                   | N/A         |
| Discounts for Early Payment                       | -                 | -                 | -                 | 65,785              | 0%          |
| <b>Total Expenditures and Other Uses:</b>         | <b>\$ -</b>       | <b>\$ 362,948</b> | <b>\$ 362,948</b> | <b>\$ 986,680</b>   | <b>37%</b>  |
| Net Increase/ (Decrease) in Fund Balance          | 1,905             | (296,815)         | (294,911)         | 28,272              |             |
| Fund Balance - Beginning                          | 914,156           | 916,060           | 914,156           | 1,412,538           |             |
| <b>Fund Balance - Ending</b>                      | <b>\$ 916,060</b> | <b>\$ 619,245</b> | <b>\$ 619,245</b> | <b>\$ 1,440,810</b> |             |

Prepared by:

**JWARD and Associates, LLC**

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

| Description                                       | October           | November          | Year to Date      | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|-------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                  |                   |                   |                   |                     |             |
| <b>Carryforward</b>                               | \$ -              | \$ -              | \$ -              | \$ 204,473          | 0%          |
| <b>Interest Income</b>                            |                   |                   |                   |                     |             |
| Interest Account                                  | -                 | -                 | -                 | -                   | N/A         |
| Sinking Fund Account                              | -                 | -                 | -                 | -                   | N/A         |
| Reserve Account                                   | 1,113             | 1,081             | 2,194             | -                   | N/A         |
| Prepayment Account                                | -                 | -                 | -                 | -                   | N/A         |
| Revenue Account                                   | -                 | -                 | -                 | -                   | N/A         |
| Capitalized Interest Account                      | 877               | 865               | 1,742             | -                   | N/A         |
| <b>Special Assessments - Prepayments</b>          |                   |                   |                   |                     |             |
| Special Assessments - On Roll                     | 1                 | 37,577            | 37,578            | 575,619             | 7%          |
| Special Assessments - Off Roll                    | -                 | -                 | -                 | -                   | N/A         |
| Special Assessments - Prepayments                 | -                 | -                 | -                 | -                   | N/A         |
| <b>Debt Proceeds</b>                              |                   |                   |                   |                     |             |
| Intragovernmental Transfer In                     | -                 | -                 | -                 | -                   | N/A         |
| <b>Total Revenue and Other Sources:</b>           | <b>\$ 1,991</b>   | <b>\$ 39,524</b>  | <b>\$ 41,515</b>  | <b>\$ 780,092</b>   | <b>5%</b>   |
| <b>Expenditures and Other Uses</b>                |                   |                   |                   |                     |             |
| <b>Debt Service</b>                               |                   |                   |                   |                     |             |
| <b>Principal Debt Service - Mandatory</b>         |                   |                   |                   |                     |             |
| Series 2022-2                                     | -                 | -                 | -                 | 110,000             | 0%          |
| <b>Principal Debt Service - Early Redemptions</b> |                   |                   |                   |                     |             |
| Series 2022-2                                     | -                 | -                 | -                 | -                   | N/A         |
| <b>Interest Expense</b>                           |                   |                   |                   |                     |             |
| Series 2022-2                                     | -                 | 204,473           | 204,473           | 419,708             | 49%         |
| <b>Operating Transfers Out (To Other Funds)</b>   |                   |                   |                   |                     |             |
| Other Fees and Charges                            | -                 | 11,722            | 11,722            | -                   | N/A         |
| Discounts for Early Payment                       | -                 | -                 | -                 | 37,080              | 0%          |
| <b>Total Expenditures and Other Uses:</b>         | <b>\$ -</b>       | <b>\$ 216,195</b> | <b>\$ 216,195</b> | <b>\$ 566,788</b>   | <b>38%</b>  |
| Net Increase/ (Decrease) in Fund Balance          | 1,991             | (176,672)         | (174,681)         | 213,304             |             |
| Fund Balance - Beginning                          | 481,220           | 483,211           | 481,220           | 473,434             |             |
| <b>Fund Balance - Ending</b>                      | <b>\$ 483,211</b> | <b>\$ 306,539</b> | <b>\$ 306,539</b> | <b>\$ 686,738</b>   |             |

Prepared by:

**JWARD and Associates, LLC**

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

| Description                                      | October            | November           | Year to Date       | Total Annual Budget | % of Budget |
|--|--------------------|--------------------|--------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                 |                    |                    |                    |                     |             |
| <b>Carryforward</b>                              | \$ -               | \$ -               | \$ -               | \$ -                | N/A         |
| <b>Interest Income</b>                           |                    |                    |                    |                     |             |
| Construction Account                             | 2                  | 2                  | 3                  | -                   | N/A         |
| Cost of Issuance                                 | -                  | -                  | -                  | -                   | N/A         |
| <b>Debt Proceeds</b>                             | -                  | -                  | -                  | -                   | N/A         |
| <b>Developer Contributions</b>                   | -                  | -                  | -                  | -                   | N/A         |
| <b>Operating Transfers In (From Other Funds)</b> | -                  | -                  | -                  | -                   | N/A         |
| <b>Total Revenue and Other Sources:</b>          | <u>\$ 2</u>        | <u>\$ 2</u>        | <u>\$ 3</u>        | <u>\$ -</u>         | <u>N/A</u>  |
| <b>Expenditures and Other Uses</b>               |                    |                    |                    |                     |             |
| <b>Executive</b>                                 |                    |                    |                    |                     |             |
| Professional Management                          | -                  | -                  | -                  | -                   | N/A         |
| <b>Other Contractual Services</b>                |                    |                    |                    |                     |             |
| Trustee Services                                 | -                  | -                  | -                  | -                   | N/A         |
| <b>Printing &amp; Binding</b>                    | -                  | -                  | -                  | -                   | N/A         |
| <b>Capital Outlay</b>                            |                    |                    |                    |                     |             |
| Water-Sewer Combination                          | -                  | -                  | -                  | -                   | N/A         |
| Stormwater Management                            | -                  | -                  | -                  | -                   | N/A         |
| Landscaping                                      | -                  | -                  | -                  | -                   | N/A         |
| Roadway Improvement                              | -                  | -                  | -                  | -                   | N/A         |
| <b>Cost of Issuance</b>                          |                    |                    |                    |                     |             |
| Legal - Series 2019 Bonds                        | -                  | -                  | -                  | -                   | N/A         |
| <b>Underwriter's Discount</b>                    | -                  | -                  | -                  | -                   | N/A         |
| <b>Operating Transfers Out (To Other Funds)</b>  | -                  | -                  | -                  | -                   | N/A         |
| <b>Total Expenditures and Other Uses:</b>        | <u>\$ -</u>        | <u>\$ -</u>        | <u>\$ -</u>        | <u>\$ -</u>         | <u>N/A</u>  |
| <br>   |                    |                    |                    |                     |             |
| Net Increase/ (Decrease) in Fund Balance         | \$ 2               | \$ 2               | \$ 3               | \$ -                |             |
| Fund Balance - Beginning                         | \$ (53,609)        | \$ (53,607)        | \$ (53,609)        | \$ -                |             |
| <b>Fund Balance - Ending</b>                     | <u>\$ (53,607)</u> | <u>\$ (53,606)</u> | <u>\$ (53,606)</u> | <u>\$ -</u>         |             |

Prepared by:

**JPWARD and Associates, LLC**

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

| Description                                      | October          | November         | Year to Date     | Total Annual Budget | % of Budget |
|--|------------------|------------------|------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                 |                  |                  |                  |                     |             |
| <b>Carryforward</b>                              | \$ -             | \$ -             | \$ -             | \$ -                | N/A         |
| <b>Interest Income</b>                           |                  |                  |                  |                     |             |
| Construction Account                             | -                | -                | -                | -                   | N/A         |
| Cost of Issuance                                 | -                | -                | -                | -                   | N/A         |
| <b>Debt Proceeds</b>                             | -                | -                | -                | -                   | N/A         |
| <b>Developer Contributions</b>                   | -                | -                | -                | -                   | N/A         |
| <b>Operating Transfers In (From Other Funds)</b> | -                | -                | -                | -                   | N/A         |
| <b>Total Revenue and Other Sources:</b>          | <u>\$ -</u>      | <u>\$ -</u>      | <u>\$ -</u>      | <u>\$ -</u>         | <u>N/A</u>  |
| <b>Expenditures and Other Uses</b>               |                  |                  |                  |                     |             |
| <b>Executive</b>                                 |                  |                  |                  |                     |             |
| Professional Management                          | -                | -                | -                | -                   | N/A         |
| <b>Other Contractual Services</b>                |                  |                  |                  |                     |             |
| Trustee Services                                 | -                | -                | -                | -                   | N/A         |
| <b>Printing &amp; Binding</b>                    | -                | -                | -                | -                   | N/A         |
| <b>Capital Outlay</b>                            |                  |                  |                  |                     |             |
| Water-Sewer Combination                          | -                | -                | -                | -                   | N/A         |
| Stormwater Management                            | -                | -                | -                | -                   | N/A         |
| Landscaping                                      | -                | -                | -                | -                   | N/A         |
| Roadway Improvement                              | -                | -                | -                | -                   | N/A         |
| <b>Cost of Issuance</b>                          |                  |                  |                  |                     |             |
| Legal - Series 2022-1 Bonds                      | -                | -                | -                | -                   | N/A         |
| <b>Underwriter's Discount</b>                    | -                | -                | -                | -                   | N/A         |
| <b>Operating Transfers Out (To Other Funds)</b>  | -                | -                | -                | -                   | N/A         |
| <b>Total Expenditures and Other Uses:</b>        | <u>\$ -</u>      | <u>\$ -</u>      | <u>\$ -</u>      | <u>\$ -</u>         | <u>N/A</u>  |
| <br>   |                  |                  |                  |                     |             |
| Net Increase/ (Decrease) in Fund Balance         | \$ -             | \$ -             | \$ -             | \$ -                | -           |
| Fund Balance - Beginning                         | \$ 19,757        | \$ 19,757        | \$ 19,757        | \$ -                | -           |
| <b>Fund Balance - Ending</b>                     | <u>\$ 19,757</u> | <u>\$ 19,757</u> | <u>\$ 19,757</u> | <u>\$ -</u>         | <u>-</u>    |

Prepared by:

**JPWARD and Associates, LLC**

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

| Description                                      | October                 | November                | Year to Date            | Total Annual Budget | % of Budget |
|--|-------------------------|-------------------------|-------------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                 |                         |                         |                         |                     |             |
| <b>Carryforward</b>                              | \$ -                    | \$ -                    | \$ -                    | \$ -                | N/A         |
| <b>Interest Income</b>                           |                         |                         |                         |                     |             |
| Construction Account                             | -                       | -                       | -                       | -                   | N/A         |
| Cost of Issuance                                 | -                       | -                       | -                       | -                   | N/A         |
| <b>Debt Proceeds</b>                             | -                       | -                       | -                       | -                   | N/A         |
| <b>Developer Contributions</b>                   | -                       | -                       | -                       | -                   | N/A         |
| <b>Operating Transfers In (From Other Funds)</b> | -                       | -                       | -                       | -                   | N/A         |
| <b>Total Revenue and Other Sources:</b>          | <u>\$ -</u>             | <u>\$ -</u>             | <u>\$ -</u>             | <u>\$ -</u>         | <u>N/A</u>  |
| <b>Expenditures and Other Uses</b>               |                         |                         |                         |                     |             |
| <b>Executive</b>                                 |                         |                         |                         |                     |             |
| Professional Management                          | -                       | -                       | -                       | -                   | N/A         |
| <b>Other Contractual Services</b>                |                         |                         |                         |                     |             |
| Trustee Services                                 | -                       | -                       | -                       | -                   | N/A         |
| <b>Printing &amp; Binding</b>                    | -                       | -                       | -                       | -                   | N/A         |
| <b>Capital Outlay</b>                            |                         |                         |                         |                     |             |
| Water-Sewer Combination                          | -                       | -                       | -                       | -                   | N/A         |
| Stormwater Management                            | -                       | -                       | -                       | -                   | N/A         |
| Landscaping                                      | -                       | -                       | -                       | -                   | N/A         |
| Roadway Improvement                              | -                       | -                       | -                       | -                   | N/A         |
| <b>Cost of Issuance</b>                          |                         |                         |                         |                     |             |
| Legal - Series 2022-2 Bonds                      | -                       | -                       | -                       | -                   | N/A         |
| <b>Underwriter's Discount</b>                    | -                       | -                       | -                       | -                   | N/A         |
| <b>Operating Transfers Out (To Other Funds)</b>  | -                       | -                       | -                       | -                   | N/A         |
| <b>Total Expenditures and Other Uses:</b>        | <u>\$ -</u>             | <u>\$ -</u>             | <u>\$ -</u>             | <u>\$ -</u>         | <u>N/A</u>  |
| <br>   |                         |                         |                         |                     |             |
| Net Increase/ (Decrease) in Fund Balance         | \$ -                    | \$ -                    | \$ -                    | \$ -                |             |
| Fund Balance - Beginning                         | <u>\$ 61,353</u>        | <u>\$ 61,353</u>        | <u>\$ 61,353</u>        | <u>\$ -</u>         |             |
| <b>Fund Balance - Ending</b>                     | <u><u>\$ 61,353</u></u> | <u><u>\$ 61,353</u></u> | <u><u>\$ 61,353</u></u> | <u><u>\$ -</u></u>  |             |

Prepared by:

**JPWARD and Associates, LLC**

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

| Description                                      | October               | November              | Year to Date          | Total Annual Budget | % of Budget |
|--|-----------------------|-----------------------|-----------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                 |                       |                       |                       |                     |             |
| Carryforward                                     | \$ -                  | \$ -                  | \$ -                  | \$ -                | N/A         |
| <b>Interest Income</b>                           |                       |                       |                       |                     |             |
| Construction Account                             | -                     | -                     | -                     | -                   | N/A         |
| Cost of Issuance                                 | 7                     | 6                     | 13                    | -                   | N/A         |
| <b>Debt Proceeds</b>                             | -                     | -                     | -                     | -                   | N/A         |
| <b>Developer Contributions</b>                   | -                     | -                     | -                     | -                   | N/A         |
| <b>Operating Transfers In (From Other Funds)</b> | -                     | 11,722                | 11,722                | -                   | N/A         |
| <b>Total Revenue and Other Sources:</b>          | <u>\$ 7</u>           | <u>\$ 11,729</u>      | <u>\$ 11,735</u>      | <u>\$ -</u>         | <u>N/A</u>  |
| <b>Expenditures and Other Uses</b>               |                       |                       |                       |                     |             |
| <b>Executive</b>                                 |                       |                       |                       |                     |             |
| Professional Management                          | -                     | -                     | -                     | -                   | N/A         |
| <b>Other General Government Services</b>         |                       |                       |                       |                     |             |
| Engineering Services                             | -                     | -                     | -                     | -                   | N/A         |
| <b>Other Contractual Services</b>                |                       |                       |                       |                     |             |
| Trustee Services                                 | -                     | -                     | -                     | -                   | N/A         |
| <b>Printing &amp; Binding</b>                    | -                     | -                     | -                     | -                   | N/A         |
| <b>Capital Outlay</b>                            |                       |                       |                       |                     |             |
| Water-Sewer Combination                          | -                     | -                     | -                     | -                   | N/A         |
| Stormwater Management                            | -                     | -                     | -                     | -                   | N/A         |
| Landscaping                                      | -                     | -                     | -                     | -                   | N/A         |
| Roadway Improvement                              | -                     | -                     | -                     | -                   | N/A         |
| <b>Cost of Issuance</b>                          |                       |                       |                       |                     |             |
| Legal - Series 2024 Bonds                        | -                     | -                     | -                     | -                   | N/A         |
| <b>Underwriter's Discount</b>                    | -                     | -                     | -                     | -                   | N/A         |
| <b>Operating Transfers Out (To Other Funds)</b>  | -                     | -                     | -                     | -                   | N/A         |
| <b>Total Expenditures and Other Uses:</b>        | <u>\$ -</u>           | <u>\$ -</u>           | <u>\$ -</u>           | <u>\$ -</u>         | <u>N/A</u>  |
| Net Increase/ (Decrease) in Fund Balance         | \$ 7                  | \$ 11,729             | \$ 11,735             | \$ -                |             |
| Fund Balance - Beginning                         | \$ (1,291,554)        | \$ (1,291,547)        | \$ (1,291,554)        | \$ -                |             |
| <b>Fund Balance - Ending</b>                     | <u>\$ (1,291,547)</u> | <u>\$ (1,279,819)</u> | <u>\$ (1,279,819)</u> | <u>\$ -</u>         |             |

Prepared by:

**JPWARD and Associates, LLC**



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

| Description                               | October     | November        | Year to Date    | Total Annual Budget | % of Budget |
|---|-------------|-----------------|-----------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>          |             |                 |                 |                     |             |
| <b>Developer Contributions</b>            |             |                 |                 |                     |             |
| TM - Lorraine Rd Widening                 | \$ -        | \$ -            | \$ -            | \$ -                | N/A         |
| <b>Total Revenue and Other Sources:</b>   | <b>\$ -</b> | <b>\$ -</b>     | <b>\$ -</b>     | <b>\$ -</b>         | <b>N/A</b>  |
| <b>Expenditures and Other Uses</b>        |             |                 |                 |                     |             |
| <b>Professional Services</b>              |             |                 |                 |                     |             |
| Legal - Lorraine Rd Widening              | -           | -               | -               | -                   | N/A         |
| Legal - General Counsel                   | -           | 224             | 224             | -                   | N/A         |
| <b>Repairs &amp; Maintenance</b>          |             |                 |                 |                     |             |
| Contingencies                             | -           | -               | -               | -                   |             |
| <b>Capital Outlay</b>                     |             |                 |                 |                     |             |
| Engineering                               | -           | -               | -               | -                   | N/A         |
| Construction in Progress                  | -           | -               | -               | -                   | N/A         |
| <b>Total Expenditures and Other Uses:</b> | <b>\$ -</b> | <b>\$ 224</b>   | <b>\$ 224</b>   | <b>-</b>            | <b>N/A</b>  |
| Net Increase/ (Decrease) in Fund Balance  | \$ -        | \$ (224)        | \$ (224)        | \$ -                |             |
| Fund Balance - Beginning                  | \$ -        | \$ -            | \$ -            | \$ -                |             |
| <b>Fund Balance - Ending</b>              | <b>\$ -</b> | <b>\$ (224)</b> | <b>\$ (224)</b> | <b>\$ -</b>         |             |