

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2022

FISCAL YEAR 2023

PREPARED BY:

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

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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 January 31, 2023**

| | Governmental Funds | | | | | | | Account Groups General Long Term Debt | Totals (Memorandum Only) |
|--|--------------------|-------------------|-------------------|---------------------|-----------------------|------------------|------------------|---|--------------------------------|
| | Debt Service Funds | | | | Capital Project Funds | | | | |
| | General Fund | Series 2019 | Series 2022-1 | Series 2022-2 | Series 2019 | Series 2022-1 | Series 2022-2 | | |
| Assets | | | | | | | | | |
| Cash and Investments | | | | | | | | | |
| General Fund - Invested Cash | \$ 42,221 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 42,221 |
| Debt Service Fund | | | | | | | | | |
| Interest Account | | - | - | - | | | | | - |
| Sinking Account | | - | - | - | | | | | - |
| Reserve Account | | 476,850 | 85,090 | 459,173 | | | | | 1,021,113 |
| Revenue Account | | 364,305 | - | - | | | | | 364,305 |
| Capitalized Interest | | - | 120,394 | 645,297 | | | | | 765,691 |
| Prepayment Account | | | | | | | | | - |
| Construction Account | | | | | 374 | - | - | | 374 |
| Cost of Issuance Account | | | | | - | 9 | 22,431 | | 22,440 |
| Due from Other Funds | | | | | | | | | |
| General Fund | - | 12,987 | - | - | - | - | - | - | 12,987 |
| Debt Service Fund(s) | - | - | - | - | - | - | - | - | - |
| Accounts Receivable | | | | | | | | | |
| | - | - | - | - | - | - | - | - | - |
| Other Assets - Current | | | | | | | | | |
| | - | - | - | - | - | - | - | - | - |
| Assessments Receivable | 193,263 | - | - | - | - | - | - | - | 193,263 |
| Unamortized Prem/Discount on Bonds Payable | | | | | | 19,747 | 61,353 | | 81,100 |
| Amount Available in Debt Service Funds | - | - | - | - | - | - | - | 2,164,095 | 2,164,095 |
| Amount to be Provided by Debt Service Funds | - | - | - | - | - | - | - | 13,930,905 | 13,930,905 |
| Total Assets | \$ 235,484 | \$ 854,142 | \$ 205,484 | \$ 1,104,469 | \$ 374 | \$ 19,756 | \$ 83,784 | \$ 16,095,000 | \$ 18,598,493 |

**LT Ranch Community Development District
Balance Sheet
for the Period Ending January 31, 2023**

| | Governmental Funds | | | | | | | Account Groups General Long Term Debt | Totals (Memorandum Only) |
|---|--------------------|-------------------|-------------------|---------------------|-----------------------|------------------|------------------|---|--------------------------------|
| | Debt Service Funds | | | | Capital Project Funds | | | | |
| | General Fund | Series 2019 | Series 2022-1 | Series 2022-2 | Series 2019 | Series 2022-1 | Series 2022-2 | | |
| Liabilities | | | | | | | | | |
| Accounts Payable & Payroll Liabilities | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Due to Developer | 193,263 | | | | 307,756 | | | | 501,019 |
| Due to Other Funds | - | | | | | | | | |
| General Fund | - | | | | | | | | |
| Debt Service Fund(s) | 12,987 | | | | | | | | 12,987 |
| Bonds Payable | | | | | | | | | |
| Current Portion | | | | | | | | \$0 | |
| Long Term | | | | | | | | | |
| Series 2019 | | | | | | | | \$16,095,000 | 16,095,000 |
| Series 2022-1 | | | | | | | | \$0 | |
| Series 2022-2 | | | | | | | | | |
| Unamortized Prem/Disc on Bds Pybl | | | | | \$54,012 | | | | 54,012 |
| Total Liabilities | \$ 206,250 | \$ - | \$ - | \$ - | \$ 361,768 | \$ - | \$ - | \$ 16,095,000 | \$ 16,663,017 |
| Fund Equity and Other Credits | | | | | | | | | |
| Investment in General Fixed Assets | - | - | - | - | - | - | - | - | - |
| Fund Balance | | | | | | | | | |
| Restricted | | | | | | | | | |
| Beginning: October 1, 2022 (Unaudited) | - | 848,583 | - | - | (361,394) | - | - | - | 487,189 |
| Results from Current Operations | - | 5,559 | 205,484 | 1,104,469 | - | 19,756 | 83,784 | - | 1,419,052 |
| Unassigned | | | | | | | | | |
| Beginning: October 1, 2022 (Unaudited) | 17,645 | - | - | - | - | - | - | - | 17,645 |
| Results from Current Operations | 11,589 | - | - | - | - | - | - | - | 11,589 |
| Total Fund Equity and Other Credits | \$ 29,234 | \$ 854,142 | \$ 205,484 | \$ 1,104,469 | \$ (361,394) | \$ 19,756 | \$ 83,784 | \$ - | \$ 1,935,476 |
| Total Liabilities, Fund Equity and Other Credits | \$ 235,484 | \$ 854,142 | \$ 205,484 | \$ 1,104,469 | \$ 374 | \$ 19,756 | \$ 83,784 | \$ 16,095,000 | \$ 18,598,493 |

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|--|--------------|------------------|-------------------|-------------------|------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$0 | \$ - | N/A |
| Interest | | | | | | | |
| Interest - General Checking | - | - | - | - | \$0 | - | N/A |
| Special Assessment Revenue | | | | | | | |
| Special Assessments - On-Roll | 20 | 47,362 | 167,225 | 9,186 | \$223,793 | 674,995 | 33% |
| Special Assessments - Off-Roll | - | - | - | 138,810 | \$138,810 | - | N/A |
| Note Proceeds | - | - | - | - | \$0 | - | N/A |
| Intragovernmental Transfer In | - | - | - | - | \$0 | - | N/A |
| Total Revenue and Other Sources: | \$ 20 | \$ 47,362 | \$ 167,225 | \$ 147,996 | \$362,603 | \$ 674,995 | N/A |
| Expenditures and Other Uses | | | | | | | |
| Executive | | | | | | | |
| Professional Management | 3,417 | 3,417 | 3,417 | 3,417 | \$13,667 | 41,000 | 33% |
| Financial and Administrative | | | | | | | |
| Audit Services | - | - | - | 500 | \$500 | 4,300 | 12% |
| Accounting Services | 1,417 | 1,417 | 1,417 | 1,417 | \$5,667 | 17,000 | 33% |
| Assessment Roll Services | 1,417 | 1,417 | 1,417 | 1,417 | \$5,667 | 17,000 | 33% |
| Arbitrage Rebate Services | - | - | - | - | \$0 | 500 | 0% |
| Other Contractual Services | | | | | | | |
| Legal Advertising | - | 575 | - | - | \$575 | 2,000 | 29% |
| Trustee Services | - | - | - | 5,214 | \$5,214 | 6,695 | 78% |
| Dissemination Agent Services | - | - | - | - | \$0 | 5,000 | 0% |
| Property Appraiser Fees | - | - | - | - | \$0 | - | N/A |
| Bank Service Fees | 33 | 33 | 20 | 4 | \$90 | 250 | 36% |
| Communications & Freight Services | | | | | | | |
| Postage, Freight & Messenger | - | - | - | - | \$0 | 200 | 0% |

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|---|---------|----------|----------|---------|--------------|---------------------|-------------|
| Computer Services - Website Development | - | - | - | - | \$0 | 2,000 | 0% |
| Insurance | - | 5,842 | - | - | \$5,842 | 6,000 | 97% |
| Printing & Binding | - | - | - | - | \$0 | 600 | 0% |
| Subscription & Memberships | - | 175 | - | - | \$175 | 175 | 100% |
| Legal Services | | | | | | | |
| Legal - General Counsel | - | - | - | 17,013 | \$17,013 | 7,500 | 227% |
| Legal - Series 2019 Bonds | - | - | - | - | \$0 | - | N/A |
| Other General Government Services | | | | | | | |
| Engineering/ Field Services | - | - | - | 19,391 | \$19,391 | 7,500 | 259% |
| Stormwater Needs Analysis | - | - | - | 3,000 | \$3,000 | - | N/A |
| NPDES | - | - | - | - | \$0 | - | N/A |
| Contingencies | - | - | - | - | \$0 | - | N/A |
| Other Current Charges | - | - | - | - | \$0 | - | N/A |
| Emergency & Disaster Relief Services | | | | | | | |
| Hurricane Ian | - | 7,140 | 5,950 | 125,720 | \$138,810 | - | N/A |
| Stormwater Management Services | | | | | | | |
| Lake, Lake Bank and Littoral Shelf Maintenance | | | | | | | |
| Professional Services | | | | | | | |
| Asset Management | - | - | 3,167 | 1,583 | \$4,750 | 19,000 | 25% |
| Repairs and Maintenance | | | | | | | |
| Aquatic Weed Control | - | - | - | - | \$0 | 15,500 | 0% |
| Littoral Shelf - Invasive Plant Control | - | - | - | - | \$0 | 3,200 | 0% |
| Lake Bank Maintenance | - | - | 2,250 | - | \$2,250 | - | N/A |
| Detention Area Maintenance | - | - | - | - | \$0 | - | N/A |
| Water Quality Testing | - | - | - | - | \$0 | - | N/A |
| Littoral Shelf Planting | - | - | - | - | \$0 | - | N/A |
| Control Structures, Catch Basins & Outfalls | - | - | - | 2,000 | \$2,000 | 22,500 | 9% |
| Preserve Services | | | | | | | N/A |

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|----------------------------------|---------|----------|----------|---------|--------------|---------------------|-------------|
| Wetland Maintenance | - | - | 13,735 | 9,450 | \$23,185 | 37,800 | 61% |
| Enhancement Area Maintenance | - | - | - | 800 | \$800 | 33,400 | 2% |
| Creation Area Maintenance | - | - | - | - | \$0 | - | N/A |
| Contingencies | - | - | - | - | \$0 | 11,240 | 0% |
| Operating Supplies | - | - | - | - | \$0 | - | N/A |
| Capital Outlay | - | - | - | - | \$0 | - | N/A |
| Lorraine Road Maintenance | | | | | | | |
| Professional Services | | | | | | | |
| Asset Management | - | - | 1,667 | 833 | \$2,500 | 10,000 | 25% |
| Utility Services | | | | | | | |
| Electric - Street Lights | 260 | 340 | 624 | 723 | \$1,948 | 11,200 | 17% |
| Irrigation Water | - | - | - | - | \$0 | 10,200 | 0% |
| Repairs and Maintenance | | | | | | | |
| Landscape Maintenance | | | | | | | |
| Periodic Maintenance | - | - | 27,415 | 29,665 | \$57,079 | 176,800 | 32% |
| Frost Damage | - | - | - | - | \$0 | - | N/A |
| Vehicular Damage | - | 1,600 | - | - | \$1,600 | 36,000 | 4% |
| Tree Trimming | - | - | 3,877 | - | \$3,877 | 11,000 | 35% |
| Landscape Replacements | - | - | - | - | \$0 | 21,000 | 0% |
| Mulch Installation | - | - | 24,496 | - | \$24,496 | 34,000 | 72% |
| Annuals | - | - | - | - | \$0 | 6,000 | 0% |
| Roadway Lighting | - | - | - | - | \$0 | 6,000 | 0% |
| Landscape Lighting | - | - | - | - | \$0 | - | N/A |
| Fountain Services | - | - | - | 1,920 | \$1,920 | 6,800 | 28% |
| Irrigation System | - | - | - | - | \$0 | 4,000 | 0% |
| Contingencies | - | 2,500 | 2,500 | 2,500 | \$7,500 | 15,080 | 50% |
| Operating Supplies | - | - | - | - | \$0 | - | N/A |
| Capital Outlay | - | - | - | - | \$0 | - | N/A |

Prepared by:

JWARD and Associates, LLC

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|------------------------------------|---------|----------|----------|---------|--------------|---------------------|-------------|
| Contingencies | - | - | - | - | \$0 | - | N/A |
| Community Park | | | | | | | |
| Professional Services | | | | | | | |
| Asset Management | - | - | 1,000 | 500 | \$1,500 | 6,000 | 25% |
| Utility Services | | | | | | | |
| Electric | - | - | - | - | \$0 | - | N/A |
| Water and Sewer | - | - | - | - | \$0 | - | N/A |
| Repairs and Maintenance | | | | | | | |
| Landscape Maintenance | - | - | - | - | \$0 | 19,800 | 0% |
| Tree Trimming | - | - | - | - | \$0 | - | N/A |
| Landscape Replacements | - | - | - | - | \$0 | - | N/A |
| Mulch Installation | - | - | - | - | \$0 | 1,600 | 0% |
| Irrigation System | - | - | - | - | \$0 | 2,200 | 0% |
| Snack Shack | | | | | | | |
| Utility Services | | | | | | | |
| Electric | - | - | - | - | \$0 | - | N/A |
| Water and Sewer | - | - | - | - | \$0 | - | N/A |
| Building Maintenance | - | - | - | - | \$0 | - | N/A |
| Miscellaneous Repairs | - | - | - | - | \$0 | - | N/A |
| Playground | | | | | | | |
| Miscellaneous Repairs | - | - | - | - | \$0 | 2,500 | 0% |
| Dog Park | | | | | | | |
| Miscellaneous Repairs | - | - | - | - | \$0 | 1,000 | 0% |
| Outdoor Sport Courts | | | | | | | |
| Miscellaneous Repairs | - | - | - | - | \$0 | 2,000 | 0% |
| Contingencies | - | - | - | - | \$0 | 1,455 | 0% |
| Reserves | | | | | | | |
| Operational Reserve (Future Years) | - | - | - | - | \$0 | 30,000 | N/A |

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|--|------------------|------------------|-------------------|-------------------|------------------|---------------------|-------------|
| Other Financing Uses | | | | | | | |
| Note Payable-TM to Fund FY 2022 Operations | - | - | - | - | \$0 | - | N/A |
| Other Fees and Charges | - | - | - | - | \$0 | - | N/A |
| Discounts/Collection Fees | | | | | \$0 | - | |
| Sub-Total: | 6,543 | 24,455 | 92,949 | 227,066 | \$351,013 | 674,995 | 52% |
| Total Expenditures and Other Uses: | \$ 6,543 | \$ 24,455 | \$ 92,949 | \$ 227,066 | \$351,013 | \$ 674,995 | 52% |
| Net Increase/ (Decrease) in Fund Balance | (6,523) | 22,906 | 74,275 | (79,069) | \$11,589 | - | |
| Fund Balance - Beginning | 17,645 | 11,122 | 34,028 | 108,304 | \$17,645 | - | |
| Fund Balance - Ending | \$ 11,122 | \$ 34,028 | \$ 108,304 | \$ 29,234 | \$29,234 | \$ - | |

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Interest Income | | | | | | | |
| Interest Account | - | - | - | - | - | - | N/A |
| Sinking Fund Account | - | - | - | - | - | - | N/A |
| Reserve Account | 2 | 2 | 2 | 2 | 8 | - | N/A |
| Prepayment Account | - | - | - | - | - | - | N/A |
| Revenue Account | 1 | 2 | 0 | 0 | 3 | - | N/A |
| Capitalized Interest Account | - | - | - | - | - | - | N/A |
| Special Assessments - Prepayments | | | | | | | |
| Special Assessments - On Roll | 28 | 66,956 | 236,407 | 12,987 | 316,378 | 954,397 | 33% |
| Special Assessments - Off Roll | - | - | - | - | - | - | N/A |
| Special Assessments - Prepayments | - | - | - | - | - | - | N/A |
| Debt Proceeds | | | | | | | |
| | - | - | - | - | - | - | N/A |
| Intragovernmental Transfer In | | | | | | | |
| | - | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 32 | \$ 66,959 | \$ 236,409 | \$ 12,989 | \$ 316,389 | \$ 954,397 | N/A |
| Expenditures and Other Uses | | | | | | | |
| Debt Service | | | | | | | |
| Principal Debt Service - Mandatory | | | | | | | |
| Series 2019 | - | - | - | - | - | 335,000 | 0% |
| Principal Debt Service - Early Redemptions | | | | | | | |
| Series 2019 | - | - | - | - | - | - | N/A |
| Interest Expense | | | | | | | |
| Series 2019 | - | 310,830 | - | - | 310,830 | 621,660 | 50% |
| Operating Transfers Out (To Other Funds) | | | | | | | |
| | - | - | - | - | - | - | N/A |
| Total Expenditures and Other Uses: | \$ - | \$ 310,830 | \$ - | \$ - | \$ 310,830 | \$ 956,660 | N/A |
| Net Increase/ (Decrease) in Fund Balance | 32 | (243,871) | 236,409 | 12,989 | 5,559 | (2,263) | |
| Fund Balance - Beginning | 848,583 | 848,614 | 604,744 | 841,153 | 848,583 | - | |
| Fund Balance - Ending | \$ 848,614 | \$ 604,744 | \$ 841,153 | \$ 854,142 | \$ 854,142 | \$ (2,263) | |

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 January 31, 2023

| Description | December | January | Year to Date | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|-------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | N/A |
| Interest Income | | | | | |
| Interest Account | - | - | - | - | N/A |
| Sinking Fund Account | - | - | - | - | N/A |
| Reserve Account | - | 0 | 0 | - | N/A |
| Prepayment Account | - | - | - | - | N/A |
| Revenue Account | - | - | - | - | N/A |
| Capitalized Interest Account | - | 0 | 0 | - | N/A |
| Special Assessments - Prepayments | | | | | |
| Special Assessments - On Roll | - | - | - | - | N/A |
| Special Assessments - Off Roll | - | - | - | - | N/A |
| Special Assessments - Prepayments | - | - | - | - | N/A |
| Debt Proceeds | 205,484 | - | 205,484 | - | N/A |
| Intragovernmental Transfer In | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 205,484 | \$ 0 | \$ 205,484 | \$ - | N/A |
| Expenditures and Other Uses | | | | | |
| Debt Service | | | | | |
| Principal Debt Service - Mandatory | | | | | |
| Series 2022-1 | - | - | - | - | N/A |
| Principal Debt Service - Early Redemptions | | | | | |
| Series 2022-1 | - | - | - | - | N/A |
| Interest Expense | | | | | |
| Series 2022-1 | - | - | - | - | N/A |
| Operating Transfers Out (To Other Funds) | - | - | - | - | N/A |
| Total Expenditures and Other Uses: | \$ - | \$ - | \$ - | \$ - | N/A |
| Net Increase/ (Decrease) in Fund Balance | 205,484 | 0 | 205,484 | - | |
| Fund Balance - Beginning | - | 205,484 | - | - | |
| Fund Balance - Ending | \$ 205,484 | \$ 205,484 | \$ 205,484 | \$ - | |

Prepared by:

JPWARD and Associates, LLC

LT Ranch Community Development District
Debt Service Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

| Description | December | January | Year to Date | Total Annual Budget | % of Budget |
|---|---------------------|---------------------|---------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | N/A |
| Interest Income | | | | | |
| Interest Account | - | - | - | - | N/A |
| Sinking Fund Account | - | - | - | - | N/A |
| Reserve Account | - | 1 | 1 | - | N/A |
| Prepayment Account | - | - | - | - | N/A |
| Revenue Account | - | - | - | - | N/A |
| Capitalized Interest Account | - | 2 | 2 | - | N/A |
| Special Assessments - Prepayments | | | | | |
| Special Assessments - On Roll | - | - | - | - | N/A |
| Special Assessments - Off Roll | - | - | - | - | N/A |
| Special Assessments - Prepayments | - | - | - | - | N/A |
| Debt Proceeds | 1,104,466 | - | 1,104,466 | - | N/A |
| Intragovernmental Transfer In | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 1,104,466 | \$ 3 | \$ 1,104,469 | \$ - | N/A |
| Expenditures and Other Uses | | | | | |
| Debt Service | | | | | |
| Principal Debt Service - Mandatory | | | | | |
| Series 2022-2 | - | - | - | - | N/A |
| Principal Debt Service - Early Redemptions | | | | | |
| Series 2022-2 | - | - | - | - | N/A |
| Interest Expense | | | | | |
| Series 2022-2 | - | - | - | - | N/A |
| Operating Transfers Out (To Other Funds) | - | - | - | - | N/A |
| Total Expenditures and Other Uses: | \$ - | \$ - | \$ - | \$ - | N/A |
| Net Increase/ (Decrease) in Fund Balance | 1,104,466 | 3 | 1,104,469 | - | |
| Fund Balance - Beginning | - | 1,104,466 | - | - | |
| Fund Balance - Ending | \$ 1,104,466 | \$ 1,104,469 | \$ 1,104,469 | \$ - | |

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 January 31, 2023

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

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 January 31, 2023

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

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 January 31, 2023

| Description | December | January | Year to Date | Total Annual Budget | % of Budget |
|--|----------------------|-------------------|----------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | |
| Carryforward | - | - | - | \$ - | N/A |
| Interest Income | | | | | |
| Construction Account | - | - | - | \$ - | N/A |
| Cost of Issuance | - | 0 | 0 | \$ - | N/A |
| Debt Proceeds | 12,820,828 | - | 12,175,534 | \$ - | N/A |
| Developer Contributions | 1,178,107 | - | 1,178,107 | \$ - | N/A |
| Operating Transfers In (From Other Funds) | - | - | - | \$ - | N/A |
| Total Revenue and Other Sources: | <u>\$ 13,998,935</u> | <u>\$ 0</u> | <u>\$ 13,353,641</u> | <u>\$ -</u> | <u>N/A</u> |
| Expenditures and Other Uses | | | | | |
| Executive | | | | | |
| Professional Management | 42,401 | - | 42,401 | \$ - | N/A |
| Other Contractual Services | | | | | |
| Trustee Services | 6,075 | - | 6,075 | \$ - | N/A |
| Printing & Binding | 1,484 | - | 1,484 | \$ - | N/A |
| Capital Outlay | | | | | |
| Water-Sewer Combination | 12,811,194 | - | 12,811,194 | \$ - | N/A |
| Stormwater Management | - | - | - | \$ - | N/A |
| Landscaping | - | - | - | \$ - | N/A |
| Roadway Improvement | - | - | - | \$ - | N/A |
| Cost of Issuance | | | | | |
| Legal - Series 2022-2 Bonds | 143,103 | - | 143,103 | \$ - | N/A |
| Underwriter's Discount | 265,600 | - | 265,600 | \$ - | N/A |
| Operating Transfers Out (To Other Funds) | - | - | - | \$ - | N/A |
| Total Expenditures and Other Uses: | <u>\$ 13,269,857</u> | <u>\$ -</u> | <u>\$ 13,269,857</u> | <u>\$ -</u> | <u>N/A</u> |
| Net Increase/ (Decrease) in Fund Balance | \$ 729,078 | \$ 0 | \$ 83,784 | \$ - | |
| Fund Balance - Beginning | \$ - | \$ 729,078 | \$ - | \$ - | |
| Fund Balance - Ending | <u>\$ 729,078</u> | <u>\$ 729,078</u> | <u>\$ 83,784</u> | <u>\$ -</u> | |

Prepared by:

JPWARD and Associates, LLC