

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2024

FISCAL YEAR 2024

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

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

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

| | Governmental Funds | | | | | | | | Account Groups | | Totals (Memorandum Only) |
|---|--------------------|---------------------|-------------------|-------------------|-----------------------|------------------|------------------|-------------------|----------------------|-------------|--------------------------------|
| | Debt Service Funds | | | | Capital Project Funds | | | | General Long | Term Debt | |
| | General Fund | Series 2019 | Series 2022-1 | Series 2022-2 | Series 2019 | Series 2022-1 | Series 2022-2 | Lorraine Road | | | |
| Assets | | | | | | | | | | | |
| Cash and Investments | | | | | | | | | | | |
| General Fund - Invested Cash | \$ 955,742 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 955,742 |
| Debt Service Fund | | | | | | | | | | | |
| Interest Account | - | - | - | - | - | - | - | - | - | - | - |
| Sinking Account | - | - | - | - | - | - | - | - | - | - | - |
| Reserve Account | - | 476,850 | 85,090 | 459,173 | - | - | - | - | - | - | 1,021,113 |
| Revenue Account | - | 574,737 | 76,064 | 406,532 | - | - | - | - | - | - | 1,057,333 |
| Capitalized Interest | - | - | 5,982 | 26,011 | - | - | - | - | - | - | 31,993 |
| Prepayment Account | - | - | - | - | - | - | - | - | - | - | - |
| Construction Account | - | - | - | - | 389 | 9 | 22,275 | - | - | - | 22,673 |
| Cost of Issuance Account | - | - | - | - | - | - | - | - | - | - | - |
| Due from Other Funds | | | | | | | | | | | |
| General Fund | - | 56,905 | 10,434 | 54,924 | - | - | - | - | - | - | 122,264 |
| Debt Service Fund(s) | - | - | - | - | - | - | - | - | - | - | - |
| Due from Capital Projects Fund | 2,299 | - | - | - | - | - | - | - | - | - | 2,299 |
| Other Assets - Current | - | - | - | - | - | - | - | - | - | - | - |
| Other Assets - Non-Current | 387 | - | - | - | - | - | - | - | - | - | 387 |
| Prepaid Expenses | - | - | - | - | - | - | - | - | - | - | - |
| Unamortized Prem/Discount on Bonds Payable | - | - | - | - | - | 19,747 | 61,353 | - | - | - | 81,100 |
| Amount Available in Debt Service Funds | - | - | - | - | - | - | - | - | 2,232,702 | - | 2,232,702 |
| Amount to be Provided by Debt Service Funds | - | - | - | - | - | - | - | - | 29,187,298 | - | 29,187,298 |
| Total Assets | <u>\$ 958,428</u> | <u>\$ 1,108,492</u> | <u>\$ 177,571</u> | <u>\$ 946,639</u> | <u>\$ 389</u> | <u>\$ 19,756</u> | <u>\$ 83,628</u> | <u>\$ -</u> | <u>\$ 31,420,000</u> | <u>\$ -</u> | <u>\$ 34,714,902</u> |
| Liabilities | | | | | | | | | | | |
| Accounts Payable & Payroll Liabilities | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Due to Developer | 6,480 | - | - | - | - | - | - | - | - | - | 6,480 |
| Due to Other Funds | | | | | | | | | | | |
| General Fund | - | - | - | - | - | - | - | 2,299 | - | - | 2,299 |
| Debt Service Fund(s) | 122,264 | - | - | - | - | - | - | - | - | - | 122,264 |
| Bonds Payable | | | | | | | | | | | |
| Current Portion | - | - | - | - | - | - | - | - | - | - | - |
| Series 2019 | - | - | - | - | - | - | - | - | - | - | - |
| Series 2022-1 | - | - | - | - | - | - | - | - | - | - | - |
| Series 2022-2 | - | - | - | - | - | - | - | - | - | - | - |
| Long Term | | | | | | | | | | | |
| Series 2019 | - | - | - | - | - | - | - | - | \$15,760,000 | - | 15,760,000 |
| Series 2022-1 | - | - | - | - | - | - | - | - | \$2,380,000 | - | 2,380,000 |
| Series 2022-2 | - | - | - | - | - | - | - | - | \$13,280,000 | - | 13,280,000 |
| Unamortized Prem or (Disc) on Bds Pybl | - | - | - | - | \$54,012 | - | - | - | - | - | 54,012 |
| Total Liabilities | <u>\$ 128,743</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 54,012</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 2,299</u> | <u>\$ 31,420,000</u> | <u>\$ -</u> | <u>\$ 31,605,054</u> |
| Fund Equity and Other Credits | | | | | | | | | | | |
| Investment in General Fixed Assets | - | - | - | - | - | - | - | - | - | - | - |
| Fund Balance | | | | | | | | | | | |
| Restricted | | | | | | | | | | | |
| Beginning: October 1, 2023 (Unaudited) | - | 927,893 | 157,440 | 847,026 | (53,630) | 19,756 | 83,236 | - | - | - | 1,981,721 |
| Results from Current Operations | - | 180,599 | 20,131 | 99,613 | 7 | 0 | 392 | (2,299) | - | - | 298,443 |
| Unassigned | | | | | | | | | | | |
| Beginning: October 1, 2023 (Unaudited) | 1 | - | - | - | - | - | - | - | - | - | 1 |
| Results from Current Operations | 829,683 | - | - | - | - | - | - | - | - | - | 829,683 |
| Total Fund Equity and Other Credits | <u>\$ 829,684</u> | <u>\$ 1,108,492</u> | <u>\$ 177,571</u> | <u>\$ 946,639</u> | <u>\$ (53,623)</u> | <u>\$ 19,756</u> | <u>\$ 83,628</u> | <u>\$ (2,299)</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 3,109,848</u> |
| Total Liabilities, Fund Equity and Other Credits | <u>\$ 958,428</u> | <u>\$ 1,108,492</u> | <u>\$ 177,571</u> | <u>\$ 946,639</u> | <u>\$ 389</u> | <u>\$ 19,756</u> | <u>\$ 83,628</u> | <u>\$ -</u> | <u>\$ 31,420,000</u> | <u>\$ -</u> | <u>\$ 34,714,902</u> |

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

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|--|-------------------|-------------------|-------------------|------------------|--------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$0 | \$ (189,901) | 0% |
| Interest | | | | | | | |
| Interest - General Checking | - | - | - | - | \$0 | - | N/A |
| Special Assessment Revenue | | | | | | | |
| Special Assessments - On-Roll | - | 356,860 | 356,603 | 97,872 | \$811,335 | 2,940,695 | 28% |
| Special Assessments - Off-Roll | - | - | - | - | \$0 | - | N/A |
| Contributions Private Sources | | | | | | | |
| TM - Lorraine Rd Widening | - | - | - | - | \$0 | - | N/A |
| Taylor Morrison | 162,626 | 250,000 | - | - | \$412,626 | - | N/A |
| Note Proceeds | | | | | | | |
| | - | - | - | - | \$0 | - | N/A |
| Developer Funding for Carryforward | | | | | | | |
| | - | - | - | - | \$0 | - | N/A |
| Developer Funding - Initial Reserve | | | | | | | |
| | - | - | - | - | \$0 | - | N/A |
| Intragovernmental Transfer In | | | | | | | |
| | - | - | - | - | \$0 | - | N/A |
| Total Revenue and Other Sources: | \$ 162,626 | \$ 606,860 | \$ 356,603 | \$ 97,872 | \$1,223,961 | \$ 2,750,794 | 44% |
| Expenditures and Other Uses | | | | | | | |
| Executive | | | | | | | |
| Professional Management | 3,750 | 3,750 | 3,750 | 3,750 | \$15,000 | 45,000 | 33% |
| Financial and Administrative | | | | | | | |
| Audit Services | - | - | 1,000 | 4,800 | \$5,800 | 4,400 | 132% |
| Accounting Services | 2,250 | 2,250 | 2,250 | 2,250 | \$9,000 | 27,000 | 33% |
| Assessment Roll Services | 2,125 | 2,125 | 2,125 | 2,125 | \$8,500 | 25,500 | 33% |
| Arbitrage Rebate Services | - | - | - | - | \$0 | 500 | 0% |
| Other Contractual Services | | | | | | | |
| Legal Advertising | - | - | - | - | \$0 | 2,000 | 0% |
| Trustee Services | - | - | - | 12,631 | \$12,631 | 6,695 | 189% |
| Dissemination Agent Services | - | - | - | - | \$0 | 5,000 | 0% |
| Property Appraiser Fees | - | - | - | - | \$0 | - | N/A |
| Bank Service Fees | 51 | 95 | 9 | - | \$155 | 250 | 62% |
| Communications & Freight Services | | | | | | | |
| Postage, Freight & Messenger | - | - | - | - | \$0 | 200 | 0% |
| Computer Services - Website Development | | | | | | | |
| | - | - | - | - | \$0 | 2,000 | 0% |
| Insurance | | | | | | | |
| | 68,694 | - | - | - | \$68,694 | 10,000 | 687% |
| Printing & Binding | | | | | | | |
| | - | - | - | - | \$0 | 600 | 0% |
| Subscription & Memberships | | | | | | | |
| | - | 175 | - | - | \$175 | 175 | 100% |
| Rentals | | | | | | | |
| | - | - | - | - | \$0 | - | N/A |
| Legal Services | | | | | | | |
| Legal - General Counsel | - | - | 4,351 | - | \$4,351 | 7,500 | 58% |
| Legal - Series 2019 Bonds | - | - | - | - | \$0 | - | N/A |
| Legal - Series 2022-1 Bonds | - | - | - | - | \$0 | - | N/A |
| Legal - Series 2022-2 Bonds | - | - | - | - | \$0 | - | N/A |
| Other General Government Services | | | | | | | |
| Engineering/ Field Services | - | 1,890 | - | - | \$1,890 | 7,500 | 25% |

Prepared by:

Unaudited

JPWARD and Associates, LLC

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

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|---|---------|----------|----------|---------|--------------|---------------------|-------------|
| Stormwater Needs Analysis | - | - | - | - | \$0 | - | N/A |
| TM - Lorraine Rd Widening | - | - | - | - | \$0 | - | N/A |
| NPDES | - | - | - | - | \$0 | - | N/A |
| Contingencies | - | - | - | - | \$0 | - | N/A |
| Other Current Charges | - | - | - | - | \$0 | - | N/A |
| Emergency & Disaster Relief Services | | | | | | | |
| Hurricane Ian | - | - | - | - | \$0 | - | N/A |
| Conservation and Resource MGMT | | | | | | | |
| Re-Use System | | | | | | | |
| Utility Services | | | | | | | |
| Re-Use Water (Sarasota County) | - | | | | \$0 | 23,400 | 0% |
| Repairs and Maintenance | | | | | | | |
| Irrigation System (Line Distribution) | - | | | | \$0 | 7,000 | 0% |
| Irrigation System (Pump Station) | - | | | | \$0 | 14,000 | 0% |
| Stormwater Management Services | | | | | | | |
| Lake, Lake Bank and Littoral Shelf Maintenance | | | | | | | |
| Professional Services | | | | | | | |
| Asset Management | - | 2,333 | 2,333 | 2,333 | \$7,000 | 28,000 | 25% |
| Repairs and Maintenance | | | | | | | |
| Aquatic Weed Control | - | - | 15,183 | 4,333 | \$19,516 | 54,000 | 36% |
| Littoral Shelf - Invasive Plant Control | - | - | - | - | \$0 | 12,800 | 0% |
| Lake Bank Maintenance | - | - | - | - | \$0 | 18,000 | 0% |
| Detention Area Maintenance | - | - | - | - | \$0 | 4,200 | 0% |
| Water Quality Testing | - | - | - | - | \$0 | - | N/A |
| Littoral Shelf Planting | - | - | - | - | \$0 | 3,000 | 0% |
| Control Structures, Catch Basins & Outfalls | - | - | - | - | \$0 | 27,500 | 0% |
| Preserve Services | | | | | | | |
| Shell Path Regrading | - | - | - | - | \$0 | 15,000 | 0% |
| Wetland Maintenance | - | - | 15,675 | - | \$15,675 | 70,500 | 22% |
| Enhancement Area Maintenance | - | 10,675 | - | 10,675 | \$21,350 | 55,000 | 39% |
| Creation Area Maintenance | - | - | - | - | \$0 | 4,000 | 0% |
| Green Way Maintenance | - | - | - | - | \$0 | 20,000 | 0% |
| Contingencies | - | - | - | - | \$0 | 28,400 | 0% |
| Operating Supplies | - | - | - | - | \$0 | - | N/A |
| Capital Outlay | - | - | - | - | \$0 | - | N/A |
| Lorraine Road Maintenance | | | | | | | |
| Professional Services | | | | | | | |
| Asset Management | - | 1,042 | 1,042 | 1,042 | \$3,125 | 12,500 | 25% |
| SWFWMD Reporting Re-use System | - | | | | \$0 | 3,000 | 0% |
| Utility Services | | | | | | | |
| Electric - Street Lights | 751 | 738 | 776 | 844 | \$3,109 | 12,600 | 25% |
| Irrigation Water | 968 | 2,856 | 4,072 | - | \$7,895 | 16,140 | 49% |
| Repairs and Maintenance | | | | | | | |
| Landscape Maintenance | | | | | | | |

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

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|--|---------|----------|----------|---------|--------------|---------------------|-------------|
| Periodic Maintenance | - | 79,051 | - | 13,867 | \$92,918 | 290,000 | 32% |
| Pressure Cleaning | - | - | - | - | \$0 | 20,000 | 0% |
| Frost Damage | - | - | - | - | \$0 | - | N/A |
| Vehicular Damage | - | 272 | 252 | 367 | \$891 | 26,000 | 3% |
| Tree Trimming | - | - | - | - | \$0 | 13,000 | 0% |
| Landscape Replacements | - | - | - | - | \$0 | 24,000 | 0% |
| Mulch Installation | - | - | 18,495 | 5,983 | \$24,478 | 44,000 | 56% |
| Annuals | - | - | 1,523 | 3,098 | \$4,620 | 19,000 | 24% |
| Roadway Lighting | - | - | - | - | \$0 | 8,000 | 0% |
| Landscape Lighting | - | - | - | - | \$0 | - | N/A |
| Fountain Services | - | - | - | - | \$0 | - | N/A |
| Irrigation System - Line Distrib | - | - | 1,135 | 370 | \$1,505 | - | N/A |
| Irrigation System - Pump Station | - | 2,630 | - | 1,144 | \$3,774 | - | N/A |
| Re-Use System - Other | - | - | - | - | \$0 | - | N/A |
| Contingencies | 1,250 | 2,205 | 1,480 | - | \$4,935 | 54,300 | 9% |
| Operating Supplies | - | - | - | - | \$0 | - | N/A |
| Capital Outlay | - | - | - | - | \$0 | - | N/A |
| Contingencies | - | - | - | - | \$0 | - | N/A |
| Skye Ranch Rd, Lattimer, Luna Ln Maitenance | | | | | | | |
| Periodic Maintenance | - | - | - | 8,209 | \$8,209 | 99,000 | 8% |
| Community Park | | | | | | | |
| Professional Services | | | | | | | |
| Asset Management | - | 1,292 | 1,292 | 1,292 | \$3,875 | 15,500 | 25% |
| Park Staffing | - | 3,333 | 3,333 | 3,333 | \$10,000 | 40,000 | 25% |
| Utility Services | | | | | | | |
| Electric | - | - | - | - | \$0 | 4,000 | 0% |
| Water and Sewer | - | - | - | - | \$0 | - | N/A |
| Repairs and Maintenance | | | | | | | |
| Sand Replacement | - | - | - | - | \$0 | 9,000 | 0% |
| Janitorial | 4,120 | 4,120 | 4,910 | - | \$13,150 | 33,000 | 40% |
| Landscape Maintenance | - | - | - | - | \$0 | - | N/A |
| Floritam Grass Areas | - | - | - | - | \$0 | 42,000 | 0% |
| Tree Trimming | - | - | - | - | \$0 | - | N/A |
| Bermuda Grass Area | | | | | | | |
| Mowing Area | - | - | - | 13,697 | \$13,697 | 75,600 | 18% |
| Agronomic Scope | - | - | - | - | \$0 | 42,240 | 0% |
| Aeration/Venticutting | - | - | - | - | \$0 | 22,000 | 0% |
| Topdressing | - | - | - | - | \$0 | 10,100 | 0% |
| Rye Seeding | - | - | - | - | \$0 | 12,000 | 0% |
| Bahai Maintenance | | | | | | | |
| Mowing/Edging and Weedeating | - | - | - | - | \$0 | 9,000 | 0% |
| Bed Maintenance Services | - | - | - | - | \$0 | 8,000 | 0% |
| Landscape Replacements | - | - | - | - | \$0 | 8,000 | 0% |
| Maitenance Amenity Center | - | - | - | - | \$0 | 12,000 | 0% |

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

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|--|------------------|-------------------|-------------------|-------------------|------------------|---------------------|-------------|
| Mulch Installation | - | - | 365 | - | \$365 | 14,000 | 3% |
| Irrigation System | - | - | - | - | \$0 | 11,400 | 0% |
| Snack Shack | | | | | | | |
| Utility Services | | | | | | | |
| Electric | - | - | - | - | \$0 | 5,000 | 0% |
| Water and Sewer | - | 201 | 162 | 143 | \$507 | 7,000 | 7% |
| Building Maintenance | - | - | - | - | \$0 | 2,000 | 0% |
| Miscellaneous Repairs | - | 3,838 | 175 | - | \$4,013 | 3,000 | 134% |
| Playground | | | | | | | |
| Miscellaneous Repairs | - | 2,810 | - | - | \$2,810 | 7,000 | 40% |
| Dog Park | | | | | | | |
| Miscellaneous Repairs | - | - | - | 665 | \$665 | 2,400 | 28% |
| Outdoor Sport Courts | | | | | | | |
| Miscellaneous Repairs | - | - | - | - | \$0 | 2,800 | 0% |
| Outdoor Sports Fields - Other | - | - | - | - | \$0 | 7,400 | 0% |
| Hurricane Repairs | - | - | - | - | \$0 | - | N/A |
| Contingencies | - | - | - | - | \$0 | 66,588 | 0% |
| Reserves | | | | | | | |
| Operational Reserve (Future Years) | - | - | - | - | \$0 | 250,000 | N/A |
| Other Financing Uses | | | | | | | |
| Note Payable-TM to Fund FY 2022 Operations | - | - | - | - | \$0 | 679,147 | N/A |
| Other Fees and Charges | | | | | | | |
| Discounts/Collection Fees | - | - | - | - | \$0 | 179,959 | N/A |
| Sub-Total: | 83,959 | 127,681 | 85,686 | 96,951 | \$394,277 | 2,750,794 | 14% |
| Total Expenditures and Other Uses: | \$ 83,959 | \$ 127,681 | \$ 85,686 | \$ 96,951 | \$394,277 | \$ 2,750,794 | 14% |
| Net Increase/ (Decrease) in Fund Balance | 78,667 | 479,178 | 270,916 | 921 | \$829,683 | - | |
| Fund Balance - Beginning | 1 | 78,668 | 557,847 | 828,763 | 1 | - | |
| Fund Balance - Ending | \$ 78,668 | \$ 557,847 | \$ 828,763 | \$ 829,684 | \$829,684 | \$ - | |

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

| 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 | 2,097 | 2,167 | 2,082 | 2,140 | 8,485 | - | N/A |
| Prepayment Account | - | - | - | - | - | - | N/A |
| Revenue Account | 1,968 | 2,067 | 684 | 1,472 | 6,192 | - | N/A |
| Capitalized Interest Account | - | - | - | - | - | - | N/A |
| Special Assessments - Prepayments | | | | | | | |
| Special Assessments - On Roll | - | 207,486 | 207,336 | 56,905 | 471,728 | 1,021,209 | 46% |
| Special Assessments - Off Roll | - | - | - | - | - | - | N/A |
| Special Assessments - Prepayments | - | - | - | - | - | - | N/A |
| Debt Proceeds | | | | | | | |
| Intragovernmental Transfer In | - | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 4,065 | \$ 211,720 | \$ 210,102 | \$ 60,517 | \$ 486,404 | \$ 1,021,209 | 48% |
| Expenditures and Other Uses | | | | | | | |
| Debt Service | | | | | | | |
| Principal Debt Service - Mandatory | | | | | | | |
| Series 2019 | - | - | - | - | - | 345,000 | 0% |
| Principal Debt Service - Early Redemptions | | | | | | | |
| Series 2019 | - | - | - | - | - | - | N/A |
| Interest Expense | | | | | | | |
| Series 2019 | - | 305,805 | - | - | 305,805 | 611,610 | 50% |
| Operating Transfers Out (To Other Funds) | | | | | | | |
| Other Fees and Charges | - | - | - | - | - | - | N/A |
| Discounts for Early Payment | - | - | - | - | - | 66,812 | 0% |
| Total Expenditures and Other Uses: | \$ - | \$305,805.00 | \$0.00 | \$0.00 | \$ 305,805 | \$ 1,023,422 | 30% |
| Net Increase/ (Decrease) in Fund Balance | 4,065 | (94,085) | 210,102 | 60,517 | 180,599 | (2,213) | |
| Fund Balance - Beginning | 927,893 | 931,958 | 837,873 | 1,047,975 | 927,893 | - | |
| Fund Balance - Ending | \$ 931,958 | \$ 837,873 | \$ 1,047,975 | \$ 1,108,492 | \$ 1,108,492 | \$ (2,213) | |

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, 2024

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|---|-------------------|--------------------|-------------------|-------------------|-------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 68,579.00 | 0% |
| Interest Income | | | | | | | |
| Interest Account | - | - | - | - | - | - | N/A |
| Sinking Fund Account | - | - | - | - | - | - | N/A |
| Reserve Account | 374 | 387 | 372 | 382 | 1,514 | - | N/A |
| Prepayment Account | - | - | - | - | - | - | N/A |
| Revenue Account | - | - | - | 0 | 0 | - | N/A |
| Capitalized Interest Account | 318 | 332 | 22 | 25 | 697 | - | N/A |
| Special Assessments - Prepayments | | | | | | | |
| Special Assessments - On Roll | - | 38,046 | 38,018 | 10,434 | 86,499 | 183,003 | 47% |
| Special Assessments - Off Roll | - | - | - | - | - | - | N/A |
| Special Assessments - Prepayments | - | - | - | - | - | - | N/A |
| Debt Proceeds | | | | | | | |
| Intragovernmental Transfer In | - | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 692 | \$ 38,764 | \$ 38,412 | \$ 10,841 | \$ 88,710 | \$ 251,582 | 35% |
| Expenditures and Other Uses | | | | | | | |
| Debt Service | | | | | | | |
| Principal Debt Service - Mandatory | | | | | | | |
| Series 2022-1 | - | - | - | - | - | 30,000 | 0% |
| Principal Debt Service - Early Redemptions | | | | | | | |
| Series 2022-1 | - | - | - | - | - | - | N/A |
| Interest Expense | | | | | | | |
| Series 2022-1 | - | 68,579 | - | - | 68,579 | 137,158 | 50% |
| Operating Transfers Out (To Other Funds) | | | | | | | |
| Other Fees and Charges | - | - | - | - | - | - | N/A |
| Discounts for Early Payment | - | - | - | - | - | 8,078 | 0% |
| Total Expenditures and Other Uses: | \$ - | \$68,578.75 | \$0.00 | \$0.00 | \$ 68,579 | \$ 175,236 | 39% |
| Net Increase/ (Decrease) in Fund Balance | 692 | (29,815) | 38,412 | 10,841 | 20,131 | 76,346 | |
| Fund Balance - Beginning | 157,440 | 158,132 | 128,317 | 166,730 | 157,440 | - | |
| Fund Balance - Ending | \$ 158,132 | \$ 128,317 | \$ 166,730 | \$ 177,571 | \$ 177,571 | \$ 76,346 | |

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, 2024

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|---|-------------------|---------------------|-------------------|-------------------|-------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - | \$ - | 367,573 | 0% |
| Interest Income | | | | | | | |
| Interest Account | - | - | - | - | - | - | N/A |
| Sinking Fund Account | - | - | - | - | - | - | N/A |
| Reserve Account | 2,019 | 2,087 | 2,005 | 2,060 | 8,171 | - | N/A |
| Prepayment Account | - | - | - | - | - | - | N/A |
| Revenue Account | - | - | 0 | 1 | 1 | - | N/A |
| Capitalized Interest Account | 1,703 | 1,778 | 112 | 116 | 3,710 | - | N/A |
| Special Assessments - Prepayments | | | | | | | |
| Special Assessments - On Roll | - | 200,262 | 200,118 | 54,924 | 455,304 | 987,516 | 46% |
| Special Assessments - Off Roll | - | - | - | - | - | - | N/A |
| Special Assessments - Prepayments | - | - | - | - | - | - | N/A |
| Debt Proceeds | | | | | | | |
| Intragovernmental Transfer In | - | - | - | - | - | - | N/A |
| Total Revenue and Other Sources: | \$ 3,722 | \$ 204,127 | \$ 202,235 | \$ 57,101 | \$ 467,185 | \$ 1,355,089 | 34% |
| Expenditures and Other Uses | | | | | | | |
| Debt Service | | | | | | | |
| Principal Debt Service - Mandatory | | | | | | | |
| Series 2022-2 | - | - | - | - | - | 185,000 | 0% |
| Principal Debt Service - Early Redemptions | | | | | | | |
| Series 2022-2 | - | - | - | - | - | - | N/A |
| Interest Expense | | | | | | | |
| Series 2022-2 | - | 367,573 | - | - | 367,573 | 735,145 | 50% |
| Operating Transfers Out (To Other Funds) | | | | | | | |
| Other Fees and Charges | - | - | - | - | - | - | N/A |
| Discounts for Early Payment | - | - | - | - | - | 65,832 | 0% |
| Total Expenditures and Other Uses: | \$ - | \$367,572.50 | \$0.00 | \$0.00 | \$ 367,573 | \$ 985,977 | 37% |
| Net Increase/ (Decrease) in Fund Balance | 3,722 | (163,445) | 202,235 | 57,101 | 99,613 | 369,112 | |
| Fund Balance - Beginning | 847,026 | 850,749 | 687,303 | 889,538 | 847,026 | - | |
| Fund Balance - Ending | \$ 850,749 | \$ 687,303 | \$ 889,538 | \$ 946,639 | \$ 946,639 | \$ 369,112 | |

LT Ranch Community Development District
Capital Projects Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|--|--------------------|--------------------|-------------------|-------------------|--------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | |
| Carryforward | - | - | - | - | - | \$ - | N/A |
| Interest Income | | | | | | | |
| Construction Account | 2 | 2 | 2 | 2 | 7 | \$ - | 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: | <u>\$ 2</u> | <u>\$ 2</u> | <u>\$ 2</u> | <u>\$ 2</u> | <u>\$ 7</u> | <u>\$ -</u> | <u>N/A</u> |
| 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: | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>N/A</u> |
| | | | | | | | |
| Net Increase/ (Decrease) in Fund Balance | \$ 2 | \$ 2 | \$ 2 | \$ 2 | \$ 7 | \$ - | |
| Fund Balance - Beginning | \$ (53,630) | \$ (53,628) | \$ 703,572 | \$ 703,573 | \$ (53,630) | \$ - | |
| Fund Balance - Ending | <u>\$ (53,628)</u> | <u>\$ (53,626)</u> | <u>\$ 703,573</u> | <u>\$ 703,575</u> | <u>\$ (53,623)</u> | <u>\$ -</u> | |

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

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|---|------------------|------------------|-------------|-------------|------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | |
| Carryforward | - | - | - | - | - | \$ - | N/A |
| Interest Income | | | | | | | |
| Construction Account | 0 | 0 | 0 | 0 | 0 | \$ - | N/A |
| Cost of Issuance | - | - | - | - | - | \$ - | N/A |
| Debt Proceeds | | | | | | | |
| Developer Contributions | - | - | - | - | - | \$ - | N/A |
| Operating Transfers In (From Other Funds) | - | - | - | - | - | \$ - | N/A |
| Total Revenue and Other Sources: | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ - | N/A |
| Expenditures and Other Uses | | | | | | | |
| Executive | | | | | | | |
| Professional Management | - | - | - | - | - | \$ - | N/A |
| Other Contractual Services | | | | | | | |
| Trustee Services | - | - | - | - | - | \$ - | N/A |
| Printing & Binding | | | | | | | |
| | - | - | - | - | - | \$ - | N/A |
| Capital Outlay | | | | | | | |
| Water-Sewer Combination | - | - | - | - | - | \$ - | N/A |
| Stormwater Management | - | - | - | - | - | \$ - | N/A |
| Landscaping | - | - | - | - | - | \$ - | N/A |
| Roadway Improvement | - | - | - | - | - | \$ - | N/A |
| Cost of Issuance | | | | | | | |
| Legal - Series 2022-1 Bonds | - | - | - | - | - | \$ - | N/A |
| Underwriter's Discount | | | | | | | |
| | - | - | - | - | - | \$ - | N/A |
| Operating Transfers Out (To Other Funds) | - | - | - | - | - | \$ - | N/A |
| Total Expenditures and Other Uses: | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | N/A |
| Net Increase/ (Decrease) in Fund Balance | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ - | - |
| Fund Balance - Beginning | \$ 19,756 | \$ 19,756 | \$ - | \$ 0 | \$ 19,756 | \$ - | - |
| Fund Balance - Ending | \$ 19,756 | \$ 19,756 | \$ 0 | \$ 0 | \$ 19,756 | \$ - | - |

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

| Description | October | November | December | January | Year to Date | Total Annual Budget | % of Budget |
|--|------------------|------------------|--------------|---------------|------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | | |
| Carryforward | - | - | - | - | - | \$ - | N/A |
| Interest Income | | | | | | | |
| Construction Account | 96 | 100 | 96 | 99 | 392 | \$ - | 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: | <u>\$ 96</u> | <u>\$ 100</u> | <u>\$ 96</u> | <u>\$ 99</u> | <u>\$ 392</u> | <u>\$ -</u> | <u>N/A</u> |
| Expenditures and Other Uses | | | | | | | |
| Executive | | | | | | | |
| Professional Management | - | - | - | - | - | \$ - | N/A |
| Other Contractual Services | | | | | | | |
| Trustee Services | - | - | - | - | - | \$ - | N/A |
| Printing & Binding | - | - | - | - | - | \$ - | N/A |
| Capital Outlay | | | | | | | |
| Water-Sewer Combination | - | - | - | - | - | \$ - | N/A |
| Stormwater Management | - | - | - | - | - | \$ - | N/A |
| Landscaping | - | - | - | - | - | \$ - | N/A |
| Roadway Improvement | - | - | - | - | - | \$ - | N/A |
| Cost of Issuance | | | | | | | |
| Legal - Series 2022-2 Bonds | - | - | - | - | - | \$ - | N/A |
| Underwriter's Discount | - | - | - | - | - | \$ - | N/A |
| Operating Transfers Out (To Other Funds) | - | - | - | - | - | \$ - | N/A |
| Total Expenditures and Other Uses: | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>N/A</u> |
| | | | | | | | |
| Net Increase/ (Decrease) in Fund Balance | \$ 96 | \$ 100 | \$ 96 | \$ 99 | \$ 392 | \$ - | |
| Fund Balance - Beginning | \$ 83,236 | \$ 83,332 | \$ - | \$ 96 | \$ 83,236 | \$ - | |
| Fund Balance - Ending | <u>\$ 83,332</u> | <u>\$ 83,432</u> | <u>\$ 96</u> | <u>\$ 196</u> | <u>\$ 83,628</u> | <u>\$ -</u> | |

LT Ranch Community Development District
Capital Projects Fund - Lorraine Road
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2024

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