

LT RANCH COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 2023

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 February 28, 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	\$ 1,171,060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,171,060
Debt Service Fund									
Interest Account		-	-	-					-
Sinking Account		-	-	-					-
Reserve Account		476,850	85,090	459,173					1,021,113
Revenue Account		364,416	-	-					364,416
Capitalized Interest		-	120,422	645,443					765,865
Prepayment Account									-
Construction Account					374	-	-		374
Cost of Issuance Account					-	9	22,434		22,443
Due from Other Funds									
General Fund	-	685,608	-	-	-	-	-	-	685,608
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Accounts Receivable									
	-	-	-	-	-	-	-	-	-
Other Assets - Current									
	580	-	-	-	-	-	-	-	580
Assessments Receivable									
	193,263	-	-	-	-	-	-	-	193,263
Unamortized Prem/Discount on Bonds Payable									
						19,747	61,353		81,100
Amount Available in Debt Service Funds									
	-	-	-	-	-	-	-	2,837,002	2,837,002
Amount to be Provided by Debt Service Funds									
	-	-	-	-	-	-	-	13,257,998	13,257,998
Total Assets	\$ 1,364,903	\$ 1,526,875	\$ 205,512	\$ 1,104,616	\$ 374	\$ 19,756	\$ 83,787	\$ 16,095,000	\$ 20,400,821

**LT Ranch Community Development District
Balance Sheet
for the Period Ending February 28, 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)	685,608								685,608
Bonds Payable									
Current Portion								\$335,000	335,000
Long Term									
Series 2019								\$15,760,000	15,760,000
Series 2022-1								\$0	
Series 2022-2									
Unamortized Prem/Disc on Bds Pybl					\$54,012				54,012
Total Liabilities	\$ 878,871	\$ -	\$ -	\$ -	\$ 361,768	\$ -	\$ -	\$ 16,095,000	\$ 17,335,639
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	-	678,292	205,512	1,104,616	-	19,756	83,787	-	2,091,962
Unassigned									
Beginning: October 1, 2022 (Unaudited)	17,645	-	-	-	-	-	-	-	17,645
Results from Current Operations	468,387	-	-	-	-	-	-	-	468,387
Total Fund Equity and Other Credits	\$ 486,032	\$ 1,526,875	\$ 205,512	\$ 1,104,616	\$ (361,394)	\$ 19,756	\$ 83,787	\$ -	\$ 3,065,183
Total Liabilities, Fund Equity and Other Credits	\$ 1,364,903	\$ 1,526,875	\$ 205,512	\$ 1,104,616	\$ 374	\$ 19,756	\$ 83,787	\$ 16,095,000	\$ 20,400,821

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$0	\$ -	N/A
Interest								
Interest - General Checking	-	-	-	-	-	\$0	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	20	47,362	167,225	9,186	475,785	\$699,577	674,995	104%
Special Assessments - Off-Roll	-	-	-	138,810	-	\$138,810	-	N/A
Note Proceeds						\$0	-	N/A
Intragovernmental Transfer In						\$0	-	N/A
Total Revenue and Other Sources:	\$ 20	\$ 47,362	\$ 167,225	\$ 147,996	\$ 475,785	\$838,387	\$ 674,995	N/A
Expenditures and Other Uses								
Executive								
Professional Management	3,417	3,417	3,417	3,417	3,417	\$17,083	41,000	42%
Financial and Administrative								
Audit Services	-	-	-	500	-	\$500	4,300	12%
Accounting Services	1,417	1,417	1,417	1,417	1,417	\$7,083	17,000	42%
Assessment Roll Services	1,417	1,417	1,417	1,417	1,417	\$7,083	17,000	42%
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	12	\$101	250	40%
Communications & Freight Services								
Postage, Freight & Messenger	-	-	-	-	10	\$10	200	5%

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	October	November	December	January	February	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 February 28, 2023

Description	October	November	December	January	February	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	645	\$2,593	11,200	23%
Irrigation Water	-	-	-	-	-	\$0	10,200	0%
Repairs and Maintenance								
Landscape Maintenance								
Periodic Maintenance	-	-	27,415	29,665	9,600	\$66,679	176,800	38%
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	-	-	-	-	2,471	\$2,471	6,000	41%
Roadway Lighting	-	-	-	-	-	\$0	6,000	0%
Landscape Lighting	-	-	-	-	-	\$0	-	N/A
Fountain Services	-	-	-	1,920	-	\$1,920	6,800	28%
Irrigation System	-	-	-	-	-	\$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

LT Ranch Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	October	November	December	January	February	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 February 28, 2023

Description	October	November	December	January	February	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								
Discounts/Collection Fees	-	-	-	-	-	\$0	-	N/A
Sub-Total:	6,543	24,455	92,949	227,066	18,987	\$370,000	674,995	55%
<hr/>								
Total Expenditures and Other Uses:	\$ 6,543	\$ 24,455	\$ 92,949	\$ 227,066	\$ 18,987	\$370,000	\$ 674,995	55%
<hr/>								
Net Increase/ (Decrease) in Fund Balance	(6,523)	22,906	74,275	(79,069)	456,797	\$468,387	-	
Fund Balance - Beginning	17,645	11,122	34,028	108,304	29,234	\$17,645	-	
Fund Balance - Ending	\$ 11,122	\$ 34,028	\$ 108,304	\$ 29,234	\$ 486,032	\$486,032	\$ -	

LT Ranch Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income								
Interest Account	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Reserve Account	2	2	2	2	63	71	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	1	2	0	0	48	51	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments								
Special Assessments - On Roll	28	66,956	236,407	12,987	672,621	988,999	954,397	104%
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	\$ 672,732	\$ 989,122	\$ 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	672,732	678,292	(2,263)	
Fund Balance - Beginning	848,583	848,614	604,744	841,153	854,142	848,583	-	
Fund Balance - Ending	\$ 848,614	\$ 604,744	\$ 841,153	\$ 854,142	\$ 1,526,875	\$ 1,526,875	\$ (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 February 28, 2023

Description	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Interest Account	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Reserve Account	-	0	11	12	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	N/A
Capitalized Interest Account	-	0	16	16	-	N/A
Special Assessments - Prepayments						
Special Assessments - On Roll	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
Debt Proceeds	205,484	-	-	205,484	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 205,484	\$ 0	\$ 27	\$ 205,512	\$ -	N/A
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2022-1	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions						
Series 2022-1	-	-	-	-	-	N/A
Interest Expense						
Series 2022-1	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	205,484	0	27	205,512	-	
Fund Balance - Beginning	-	205,484	205,484	-	-	
Fund Balance - Ending	\$ 205,484	\$ 205,484	\$ 205,512	\$ 205,512	\$ -	

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 February 28, 2023

Description	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Interest Account	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Reserve Account	-	1	61	62	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	N/A
Capitalized Interest Account	-	2	86	87	-	N/A
Special Assessments - Prepayments						
Special Assessments - On Roll	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
Debt Proceeds	1,104,466	-	-	1,104,466	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,104,466	\$ 3	\$ 147	\$ 1,104,616	\$ -	N/A
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2022-2	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions						
Series 2022-2	-	-	-	-	-	N/A
Interest Expense						
Series 2022-2	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	1,104,466	3	147	1,104,616	-	
Fund Balance - Beginning	-	1,104,466	1,104,469	-	-	
Fund Balance - Ending	\$ 1,104,466	\$ 1,104,469	\$ 1,104,616	\$ 1,104,616	\$ -	

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 February 28, 2023

Description	October	November	December	January	February	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	\$ 703,572	\$ (361,394)	\$ -	-
Fund Balance - Ending	\$ (361,394)	\$ (361,394)	\$ 703,572	\$ 703,572	\$ 703,572	\$ (361,394)	\$ -	-

LT Ranch Community Development District
Capital Projects Fund - Series 2022-1
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	December	January	February	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	\$ 19,756	\$ -	\$ -	-
Fund Balance - Ending	\$ 19,756	\$ 19,756	\$ 19,756	\$ 19,756	\$ -	-

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LT Ranch Community Development District
Capital Projects Fund - Series 2022-2
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	-	-	-	-	\$ -	N/A
Interest Income						
Construction Account	-	-	-	-	\$ -	N/A
Cost of Issuance	-	0	3	3	\$ -	N/A
Debt Proceeds	12,820,828	-	-	12,175,534	\$ -	N/A
Developer Contributions	1,178,107			1,178,107	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 13,998,935	\$ 0	\$ 3	\$ 13,353,644	\$ -	N/A
Expenditures and Other Uses						
Executive						
Professional Management	42,401	-	-	42,401	\$ -	N/A
Other Contractual Services						
Trustee Services	6,075	-	-	6,075	\$ -	N/A
Printing & Binding	1,484	-	-	1,484	\$ -	N/A
Capital Outlay						
Water-Sewer Combination	12,811,194	-	-	12,811,194	\$ -	N/A
Stormwater Management	-	-	-	-	\$ -	N/A
Landscaping	-	-	-	-	\$ -	N/A
Roadway Improvement	-	-	-	-	\$ -	N/A
Cost of Issuance						
Legal - Series 2022-2 Bonds	143,103	-	-	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:	\$ 13,269,857	\$ -	\$ -	\$ 13,269,857	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 729,078	\$ 0	\$ 3	\$ 83,787	\$ -	-
Fund Balance - Beginning	\$ -	\$ 729,078	\$ 729,078	\$ -	\$ -	-
Fund Balance - Ending	\$ 729,078	\$ 729,078	\$ 729,081	\$ 83,787	\$ -	-

Prepared by:

JPWARD and Associates, LLC